

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
NELSON JAMES 44 CHURCH ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	376,000	376,000									
				0	Heavy			RES LAND	1010	470,200	470,200									
SUPPLEMENTAL DATA										RESIDNTL	1010	21,200	21,200							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1968 Total Acres .92 Chapter Lan GIS ID F_875257_2847934				Cyclical 5 Exemption W District Res Exem Assoc Pid#				Total		867,400	867,400									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
NELSON JAMES DYER ROYA & HELEN B		45343	0339	03-20-2015		Q	I	440,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		4878	0170	09-16-1980		U	I	92,900		1	2023	1010	288,900	2022	1010	261,400	2021	1010	221,000	
													1010	504,700		1010	320,700		1010	309,300
															1010	15,200		1010	7,600	
Total										808,800		Total		589,700		Total		530,300		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int										
Total				0.00								APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card)										376,000										
Appraised Xf (B) Value (Bldg)										0										
Appraised Ob (B) Value (Bldg)										21,200										
Appraised Land Value (Bldg)										470,200										
Special Land Value										0										
Total Appraised Parcel Value										867,400										
Valuation Method										C										
Total Appraised Parcel Value										867,400										
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result					
BPO-21-141	12-20-2021	NC	New Construct	16,112		100		16X20 SHED		09-21-2021	SJT	5		00	Measure & Listed					
BPO-21-263	06-14-2021	BP	Bldg Permit	17,000		100		Finish 521sf of basement area.		05-22-2015	SJD	9	1	00	Measure & Listed					
QP-19-309	12-09-2019	MN		42,550		100		20 WINDOWS & WOOD SIDING		04-12-2013	VGS			20	Field Review					
284	06-22-2005	MS	Miscellaneous	6,950		100		RE-ROOF		09-16-1998	BSB		1	00	Measure & Listed					
LAND LINE VALUATION SECTION																				
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value			
1	1010	Single Family	PD	Primary	40,075	SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.73	470,200			
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					470,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1180	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			473,841
Interior Floor 2			Net Other Adj		41,243
Heat Fuel	02	Oil	Replace Cost		515,083
Heat Type	05	Hot Water	Year Built		1980
AC Type	03	Central	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		376,000
Sq Ft Fin Bsmt	521		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1180		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BRN1	Barn - 1 Story	L	320	39.00	2021	G	85	A	2.00	21,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,084	1,084	1,084	211.16	228,896
BSM	Basement	0	1,180	236	42.23	49,834
CTH	Cathedral Ceiling	0	216	22	21.51	4,645
FUS	Finished Upper Story	884	884	884	211.16	186,665
WDK	Deck	0	182	18	20.88	3,801
Ttl Gross Liv / Lease Area		1,968	3,546	2,244		473,841

