

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NIGHTINGALE GERALD F			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA		
NIGHTINGALE ELIZABETH CLARK			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	205,000	205,000			
4 S PASTURE LN				0 Light		RES LAND	1010	487,100	487,100	VISION		
SUPPLEMENTAL DATA												
DUXBURY MA 02332-3738		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 1356 Total Acres .92 Chapter Lan			Cyclical 3 Exemption W District Res Exem			Total			692,100	692,100
GIS ID F_871669_2847770		Assoc Pid#										

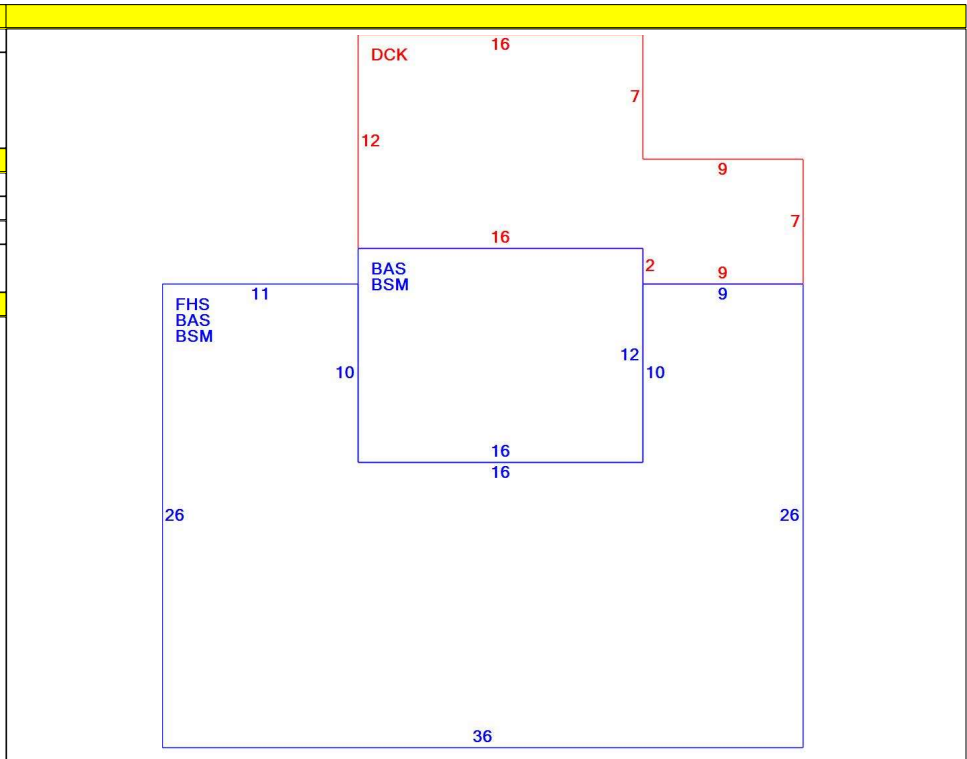
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PEACOCK REAL ESTATE HOLDINGS LL		58033 208	06-23-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NIGHTINGALE GERALD F		15421 0338	08-22-1997	Q	I	215,000	00	2023	1010	157,500	2022	1010	131,600	2021	1010	131,300
									1010	475,900		1010	401,600		1010	363,200
								Total		633,400	Total		533,200	Total		494,500

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													
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY				
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Bldg. Value (Card)				205,000
0070												Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				0
												Appraised Land Value (Bldg)				487,100
												Special Land Value				0
												Total Appraised Parcel Value				692,100
												Valuation Method				C
												Total Appraised Parcel Value				692,100

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
157	08-26-2009	AD	Addition	284,000	06-21-2010	100		void		04-12-2013	VGS			20	Field Review
6	01-09-2003	RM	Remodel	2,500	11-15-2003	100		REPL DOORS/INCR BATH		06-21-2010	KP		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	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0070	1.389				1.0000	12.15	487,100
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			487,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	968	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
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			275,736
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	02	Oil	Replace Cost		288,737
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		205,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	968		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	968	968	968	174.96	169,361	
BSM	Basement	0	968	194	35.06	33,942	
DCK	Deck	0	255	26	17.84	4,549	
FHS	Finished Half Story	388	776	388	87.48	67,884	
Ttl Gross Liv / Lease Area		1,356	2,967	1,576		275,736	



46 HERRING WEIR RD

