

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NOLIN KATHERINE			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
15 CHURCH ST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	104,300	104,300	
DUXBURY MA 02332					0	Medium			RES LAND	1010	319,200	319,200	
			SUPPLEMENTAL DATA				Total		423,500		423,500		
			Alt Prcl ID		Cyclical		5						
			Scnd Home		Exemption								
			Tax Class T		W								
			Tot Fin Area 1548		District								
			Total Acres 1.008		Res Exem								
			Chapter Lan										
			GIS ID F_875418_2847351		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NOLIN KATHERINE	42923	0274	04-11-2013	Q	I	245,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TILESTON ELIZABETH J	21377	0086	01-18-2002	U	I	1	1F	2023	1010	78,500	2022	1010	65,900	2021	1010	72,700
TILESTON PETER G	16054	0091	04-02-1998	U	I	1	1F		1010	332,100		1010	272,900		1010	227,800
CONNOLLY RICHARD S	15134	0080	04-30-1997	U	I	1	1	Total		410,600	Total		338,800	Total		300,500
CONNOLLY RICHARD S	11086	0341	06-30-1992	Q	I	117,000	00									

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY												
Appraised Bldg. Value (Card)										104,300		
Appraised Xf (B) Value (Bldg)										0		
Appraised Ob (B) Value (Bldg)										0		
Appraised Land Value (Bldg)										319,200		
Special Land Value										0		
Total Appraised Parcel Value										423,500		
Valuation Method										C		
Total Appraised Parcel Value										423,500		

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
79	05-18-2011	MN	Maintenance	7,947		100		INSULATION,ATTICVENT		10-19-2020	SJT	10		20	Field Review
15200	11-04-1998	NC	New Construct	25,500	04-13-1999	100		2 STRY ADD & PORCH		04-24-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										04-05-2003	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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000	NEXT TO MILLBROOK MOTO		E90	0.9000	8.75	315,000
1	1010	Single Family	RC	Residual	0.090	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	4,200	
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			319,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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			256,967
Interior Floor 2			Net Other Adj		17,595
Heat Fuel	02	Oil	Replace Cost		274,562
Heat Type	04	Forced Air-Duc	Year Built		1932
AC Type	01	None	Effective Year Built		1959
Bedrooms	2		Depreciation Code		P
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		62
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		38
Gas Fireplaces	0		Cns Sect Rcnd		104,300
Sq Ft Fin Bsmt	276		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	936		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	1,092	1,092	1,092	145.67	159,075	
BSM	Basement	0	936	187	29.10	27,241	
FNS	Finished 90% Story	455	506	455	130.99	66,281	
FOP	Open Porch	0	115	17	21.53	2,476	
PTO	Patio	0	252	13	7.51	1,894	
Ttl Gross Liv / Lease Area		1,547	2,901	1,764		256,967	

