

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
BIRD NIGEL J			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
BIRD CHRISTEN			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,127,700	1,127,700		
54 WEST ST					0	Medium			RES LAND	1010	473,500	473,500		
									RESIDNTL	1010	59,400	59,400		
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>	
Alt Prcl ID					Cyclical 5									
Scnd Home					Exemption									
Tax Class T					W									
DUXBURY	MA	02332	Total Acres 1.005			District Res Exem								
GIS ID F_874871_2843912			Assoc Pid#								Total		1,660,600	1,660,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
BIRD NIGEL J	57187	230	08-31-2022	Q	I	1,775,000	00									
BURTON THOMAS R III	34638	0036	06-06-2007	Q	I	1,052,500	00	2023	1010	825,500	2022	1010	759,300	2021	1010	652,000
WHITE JOEL D	20754	0266	10-24-2001	Q	I	290,000	00		1010	507,800		1010	322,700		1010	311,300
DAY KEVIN F & BOTELHO KAREN D	17487	0217	05-25-1999	U	I	1	1A		1010	49,100		1010	49,100		1010	49,100
Total								1,382,400		Total		1,131,100		Total		1,012,400

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														
Nbhd	Nbhd Name	B	Tracing	Batch										
0060														

NOTES													APPRAISED VALUE SUMMARY			
													Appraised Bldg. Value (Card)	1,127,700		
													Appraised Xf (B) Value (Bldg)	0		
													Appraised Ob (B) Value (Bldg)	59,400		
													Appraised Land Value (Bldg)	473,500		
													Special Land Value	0		
													Total Appraised Parcel Value	1,660,600		
													Valuation Method	C		
													Total Appraised Parcel Value	1,660,600		

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-22-472	11-17-2022	MN	Maintenance	46,200		100		Replace deck boards, railing and		11-02-2022	SJD	9	1	00	Measure & Listed
BPO-21-479	11-04-2021	RM	Remodel	50,000		100	11-04-2021	RMDL 2 BATHROOMS (MASTE		08-17-2018	JLF	5		01	Measure - No Entry
2016-67	03-09-2016	RM	Remodel	62,670	08-17-2018	100		FINISH APPROXIMATELY 1436		07-30-2013	BH			01	Measure - No Entry
2012-258	10-10-2012	NC	New Construct	34,000	07-30-2013	100		HEATED 28X42' IN-GRD POOL		04-12-2013	VGS			20	Field Review
105	03-25-2004	NC	New Construct	275,000	06-10-2005	100		2 STRY DWELL/GRG/DEK		01-30-2008	BSB		1	00	Measure & Listed
543	10-16-2003	DM	Demolish	3,000	06-30-2004	100		DEMO EXISTING HOUSE							
409	09-09-1999	NC	New Construct	2,700		100		10'X10'DECK							

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.087	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	4,100
Total Card Land Units					1.01	AC	Parcel Total Land Area					1.01	Total Land Value			473,500





CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	03	Colonial			Bsmt Area	1824				
Model	01	Residential			Bsmt Type	04				
Grade	09	Custom			Unfin Area	0.00	Full			
Stories	2				<b>CONDO DATA</b>					
Occupancy	1				Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle					B		S	
Exterior Wall 2					Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable			Condo Flr					
Roof Cover	03	Asphalt			Condo Unit					
Interior Wall 1	05	Drywall			<b>COST / MARKET VALUATION</b>					
Interior Wall 2					Net Other Adj			123,310		
Interior Floor 1	12	Hardwood			Replace Cost					
Interior Floor 2					Year Built					
Heat Fuel	03	Gas			Effective Year Built					
Heat Type	05	Hot Water			Depreciation Code					
AC Type	03	Central			Remodel Rating					
Bedrooms	5				Year Remodeled					
Full Baths	3				Depreciation %					
Half Baths	1				Functional Obsol					
Extra Fixtures	3				External Obsol					
Total Rooms	10				Trend Factor					
Bath Style	03	Modern			Condition					
Kitchen Style	03	Modern			Condition %					
Extra Kitchens	0				Percent Good					
Fireplaces	1				Cns Sect Rcnd					
Extra Openings	0				Dep % Ovr					
Gas Fireplaces	2				Dep Ovr Comment					
Sq Ft Fin Bsmt	1600				Misc Imp Ovr					
FBM Quality	05	Living Area			Misc Imp Ovr Comment					
Foundation	06	Poured Conc			Cost to Cure Ovr					
Bsmt Garage	0				Cost to Cure Ovr Comment					
Bsmt Area	1824									
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
WDK	Deck	0	272	27	24.88	6,768				
Ttl Gross Liv / Lease Area										