

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
NIGHTINGALE GERALD		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
NIGHTINGALE ELIZABETH		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		835,100	835,100
4 S PASTURE LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	500,000	500,000			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3324 Total Acres 1.203 Chapter Lan GIS ID F_873463_2845142		Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total		1,335,100	1,335,100			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NIGHTINGALE GERALD		49730 242	04-26-2018	Q	I	815,000	00	Year	Code	Assessed	Year	Code	Assessed
RADIGAN NANCY E		37485 0349	07-14-2009	U	I	1	1F	2023	1010	631,100	2022	1010	575,900
									1010	488,500		1010	412,200
								Total		1,119,600	Total		988,100
								Total			Total		876,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 835,100				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 500,000				
								Special Land Value 0				
								Total Appraised Parcel Value 1,335,100				
								Valuation Method C				
								Total Appraised Parcel Value 1,335,100				

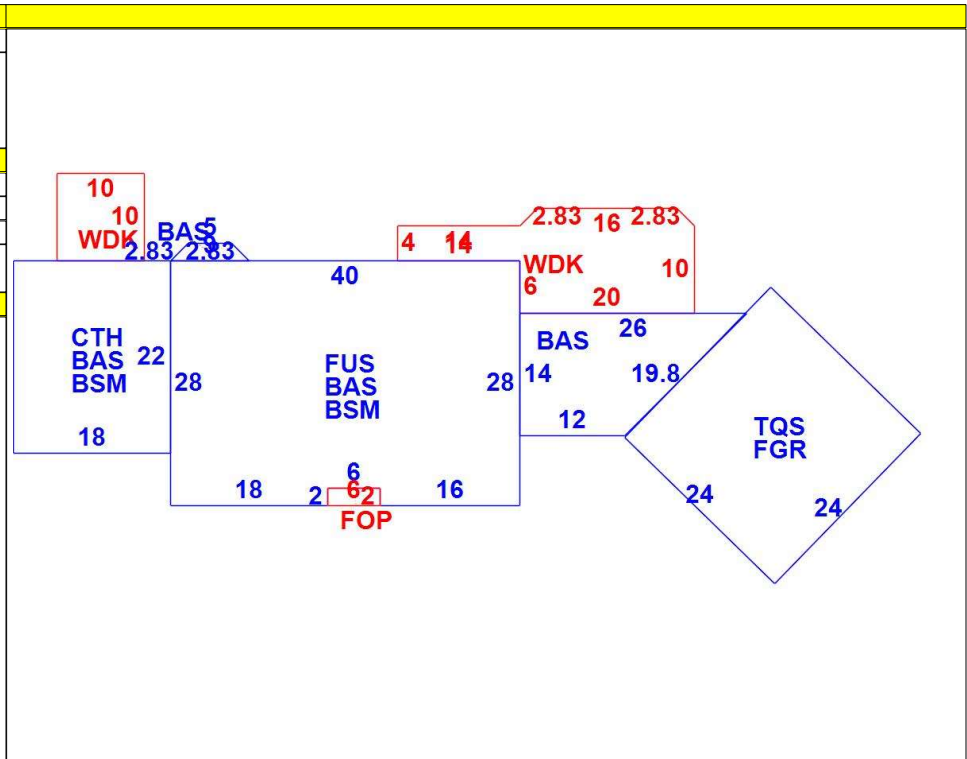
ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0070			

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-21-82	02-23-2021	MN	Maintenance	5,000		100		Weatherization & air sealing thro	06-24-2020	SJT	5		20	Field Review
2018-327	08-27-2018	RM	Remodel	20,000		100	09-21-2018	REMODEL BATHROOM, MOVE	05-07-2020	SJD	9		20	Field Review
597	11-06-2003	MN	Maintenance	18,000		100		STRIP & REROOF	02-28-2019	SJT	9		20	Callback - No Entry
400	09-02-1999	NC	New Construct	8,000		100		10'DORM & SH R GAR	04-12-2013	VGS			20	Field Review
									10-27-2000	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION													Notes	Location Adjustment	Adj Unit P	Land Value	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj						
1	1010	Single Family	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200	
1	1010	Single Family	PD	Residual	0.285 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.11	13,800	
Total Card Land Units					1.20 AC	Parcel Total Land Area					1.20	Total Land Value					500,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1504	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1504				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Fir			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		989,020	
Replace Cost		1,018,468	
Year Built		1987	
Effective Year Built		2003	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnd		835,100	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	1,784	1,784	1,784	251.28	448,275
BSM	Basement	0	1,504	301	50.29	75,634
CTH	Cathedral Ceiling	0	396	40	25.38	10,051
FGR	Garage	0	576	230	100.34	57,793
FOP	Open Porch	0	12	2	41.88	503
FUS	Finished Upper Story	1,108	1,108	1,108	251.28	278,413
TQS	Three Quarter Story	432	576	432	188.46	108,551
WDK	Deck	0	392	39	25.00	9,800
Ttl Gross Liv / Lease Area		3,324	6,348	3,936		989,020

