

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LARRY NOURSE FAMILY TRUST 7 HATCHES BAR RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	292,400	292,400
				0	Medium			RES LAND	1010	393,500	393,500
SUPPLEMENTAL DATA						RESIDNTL	1010	18,300	18,300	905 DUXBURY, MA	
Alt Prcl ID		Cyclical		4		Total 704,200 704,200 Total 665,500 Total 556,300 Total 497,500					
Scnd Home		Exemption									
Tax Class T		W									
Tot Fin Area 1459		District									
Total Acres 4.048		Res Exem									
Chapter Lan											
GIS ID F_869012_2841535		Assoc Pid#									

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ELIAS GEORGE & SAMANTHA		57980 278	06-06-2023	Q	I	745,000	00	Year	Code	Assessed	Year	Code	Assessed
LARRY NOURSE FAMILY TRUST		52422 218	03-03-2020	U	I	1	1A	2023	1010	227,400	2022	1010	189,900
NOURSE LAWRENCE		35318 0114	11-20-2007	U	I	355,000	1		1010	424,700		1010	353,000
									1010	13,400		1010	13,400
								Total		665,500	Total		556,300
								Total			Total		497,500

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						
									Appraised Bldg. Value (Card) 292,400						
Total			0.00						Appraised Xf (B) Value (Bldg) 0						
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 18,300							
Nbhd	Nbhd Name		B	Tracing		Batch			Appraised Land Value (Bldg) 393,500						
0050									Special Land Value 0						
NOTES								Total Appraised Parcel Value 704,200							
								Valuation Method C							
								Total Appraised Parcel Value 704,200							

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
21	11-14-2008	MS	Miscellaneous	5,500		100		VERMONT WOOD STOVE	01-24-2020	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									03-04-2008	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000	WETLAND IS TAKEN INTO AC	1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	1.850	AC 35,000.00	0.63243	5	1.00	0050	1.000		1.0000	0.51	40,900
1	1010	Single Family	WP	Undevelop	1.280	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	2,600
Total Card Land Units					4.05	AC	Parcel Total Land Area			4.05	Total Land Value			393,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	996	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.6				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	11	Ceramic			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	996				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	382,961
Replace Cost	17,550
Year Built	400,512
Effective Year Built	1984
Depreciation Code	1994
Remodel Rating	A
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	292,400
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
SHD1	Shed	L	96	21.00	1985	P	35	C	1.00	700
FGR2	Garage - 1 St	L	400	63.00	1987	A	70	C	1.00	17,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	996	996	996	225.54	224,635
BSM	Basement	0	996	199	45.06	44,882
DCK	Deck	0	80	8	22.55	1,804
FEP	Finished Enclosed Porch	0	144	86	134.70	19,396
FHS	Finished Half Story	386	772	386	112.77	87,057
PTO	Patio	0	458	23	11.33	5,187
Ttl Gross Liv / Lease Area		1,382	3,446	1,698		382,961

