

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NOLAN GREGORY S			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
NOLAN ELLEN M			0 Septic	0 Paved	0 Average	RESIDNTL	1010	893,600	893,600	
42 HOUNDS DITCH LN				0 Medium		RES LAND	1010	547,600	547,600	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5							
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 3258	District							
		Total Acres 1.488	Res Exem							
		Chapter Lan								
		GIS ID F_875372_2842005	Assoc Pid#							
							Total	1,504,000	1,504,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NOLAN GREGORY S	18438 0009	04-14-2000	Q	I	575,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIMATTEO PETER J	11415 0111	11-12-1992	U	I	1	1A	2023	1010	685,100	2022	1010	628,700	2021	1010	539,700
DIMATTEO PETER J	10337 0171	06-20-1991	U	I	354,000	1		1010	651,300		1010	502,200		1010	418,600
								1010	40,100		1010	40,100		1010	36,700
							Total	1,376,500	Total	1,171,000	Total	995,000			

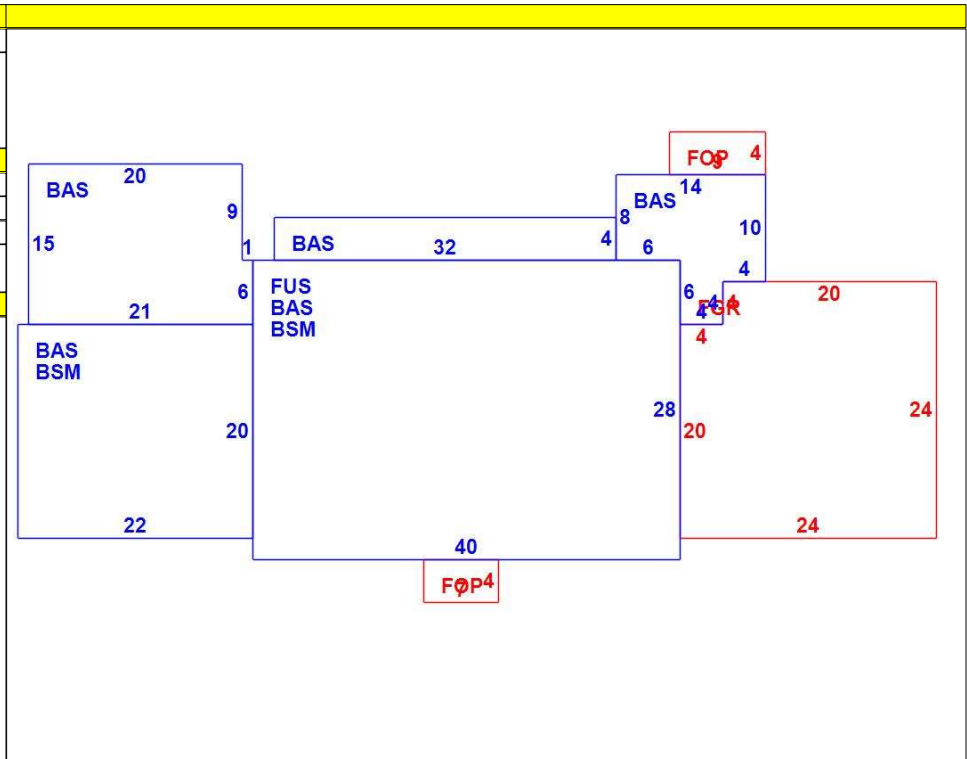
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0080					Appraised Bldg. Value (Card)			893,600		
					Appraised Xf (B) Value (Bldg)			0		
					Appraised Ob (B) Value (Bldg)			62,800		
					Appraised Land Value (Bldg)			547,600		
					Special Land Value			0		
					Total Appraised Parcel Value			1,504,000		
					Valuation Method			C		
					Total Appraised Parcel Value			1,504,000		

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
456	12-19-2006	AD	Addition	52,000		100		3 LEVEL,ENTRY,PORCH	09-14-2020	SJT	5		20	Field Review
299	08-22-2006	MS	Miscellaneous	26,000		100		20X40 IN-GRD G POOL	11-13-2019	SJT			01	Measure - No Entry
20010199	05-30-2001	NC	New Construct	17,000	06-29-2002	100		VINING POOL UNHEATED	09-10-2018	SJD			20	Field Review
11726	10-11-1990	NC	New Construct	146,000	09-21-1995	100		2-STY HSE ATT 2C GAR	04-12-2013	VGS			20	Field Review
									01-24-2008	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	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	PD	Residual	0.400	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	21,000	
1	1010	Single Family	WP	Undevelop	0.170	AC 2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	500	
Total Card Land Units					1.49	AC	Parcel Total Land Area					1.49	Total Land Value			547,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1560	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	04	Hip	Adjust Type		S
Roof Cover	10	Wood Shingle	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	Condo Flr		
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	05	Hot Water	Net Other Adj		930,914
AC Type	03	Central	Replace Cost		73,150
Bedrooms	4		Year Built		1,004,065
Full Baths	2		Effective Year Built		1990
Half Baths	1		Depreciation Code		2010
Extra Fixtures	1		Remodel Rating		E
Total Rooms	9		Year Remodeled		11
Bath Style	03	Modern	Depreciation %		
Kitchen Style	03	Modern	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	1020		Percent Good		89
FBM Quality	05	Living Area	Cns Sect Rcnld		893,600
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1560		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
SPL2	Ing Pool-Good	L	820	89.00	2000	A	70	C	1.00	51,100
SHD1	Shed	L	80	21.00	2007	A	70	C	1.00	1,200
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,138	2,138	2,138	244.72	523,211
BSM	Basement	0	1,560	312	48.94	76,353
FGR	Garage	0	560	224	97.89	54,817
FOP	Open Porch	0	64	10	38.24	2,447
FUS	Finished Upper Story	1,120	1,120	1,120	244.72	274,086
Ttl Gross Liv / Lease Area		3,258	5,442	3,804		930,914

