

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NORDSTROM, CHRISTOPHER A MELISSA C NORDSTROM 82 HOUNDS DITCH LN		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	944,500	944,500	
		SUPPLEMENTAL DATA		RES LAND		1010	534,000	534,000	RESIDNTL	1010	12,400	
DUXBURY MA 02332		Alt Prcl ID		Cyclical		5						
		Scnd Home		Exemption								
		Tax Class T		W								
		Tot Fin Area 3620		District								
		Total Acres 1.068		Res Exem								
		Chapter Lan										
		GIS ID F_874578_2841106		Assoc Pid#								
						Total		1,490,900		1,490,900		VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NORDSTROM, CHRISTOPHER A		52702 032	05-04-2020	Q	I	1,099,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MAGGIACOMO DEREK		43162 0114	06-05-2013	Q	I	920,000	00	2023	1010	717,300	2022	1010	671,400	2021	1010	554,700	
MACLEOD DONNA T & PRESCOTT JOH		39682 0225	02-22-2011	U	I	1	1F		1010	635,100		1010	489,600		1010	408,000	
MACLEOD MARK J		32002 0339	12-30-2005	Q	I	890,000	00		1010	9,000		1010	9,000		1010	5,000	
PECK ANNE C		16037 0090	03-30-1998	U	I	0	1	Total									
								1,361,400		Total		1,170,000		Total		967,700	

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	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0080					944,500	0	12,400	534,000	0	1,490,900	C
Total Appraised Parcel Value					1,490,900						

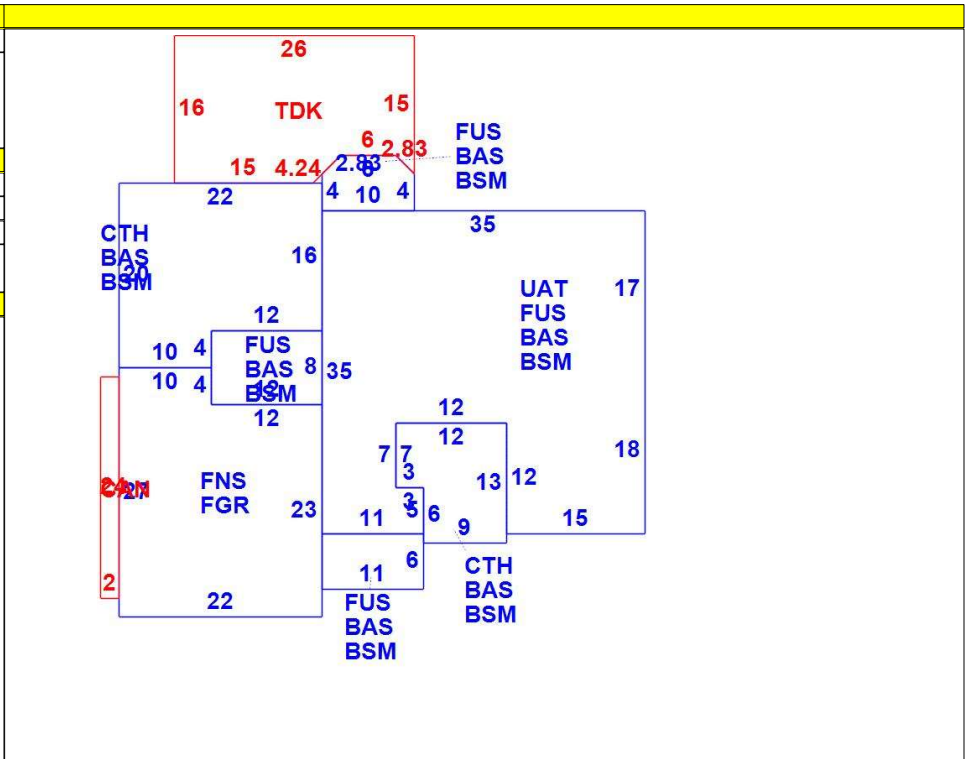
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-15 12679	06-30-2021 01-28-1993	MN NC	Maintenance New Construct	4,796 195,000	01-01-1994	100 100	06-30-2021	Weatherization and air sealing. 2STY34X35/ATGR/DECK		12-17-2019 09-10-2018 04-22-2014 04-12-2013 12-12-2007	SJT SJD SJD VGS BSB	9	1	01 20 12 20 00	Measure - No Entry Field Review Property Estimated - No Ac Field Review 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	0.150	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	7,900
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value			534,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1787	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	315.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	11	Ceramic			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	428				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1787				

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

COST / MARKET VALUATION	
Net Other Adj	49,525
Replace Cost	1,111,154
Year Built	1993
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnld	944,500
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
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,844	1,844	1,844	236.08	435,322
BSM	Basement	0	1,844	369	47.24	87,112
CAN	Canopy	0	48	5	24.59	1,180
CTH	Cathedral Ceiling	0	530	53	23.61	12,512
FGR	Garage	0	546	218	94.26	51,464
FNS	Finished 90% Story	491	546	491	212.29	115,913
FUS	Finished Upper Story	1,314	1,314	1,314	236.08	310,203
TDK	Trex Deck	0	390	39	23.61	9,207
UAT	Unfinished Attic	0	1,096	164	35.33	38,716
Ttl Gross Liv / Lease Area		3,649	8,158	4,497		1,061,629

