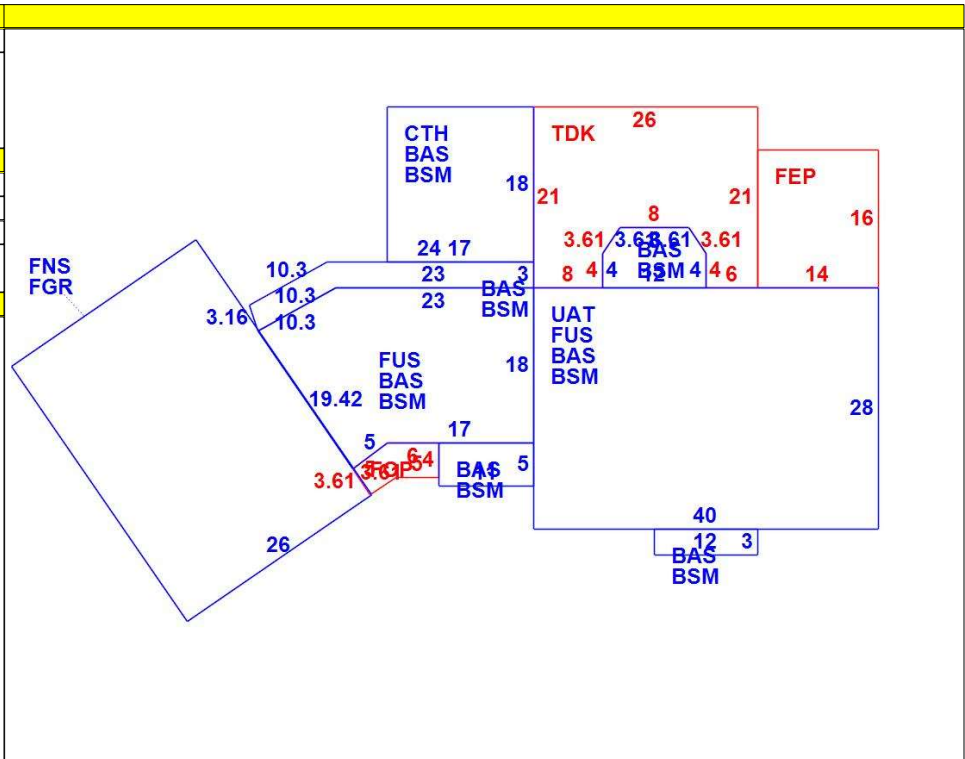


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
NICHOLS HAROLD ERIC & LINDA GA NICHOLS FAMILY LIVING TRUST 130 ROGERS WAY DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,211,800	1,211,800						
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		RESIDNTL		1010	528,900	528,900					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4667 Total Acres .922 Chapter Lan GIS ID F_871055_2834347		Cyclical Exemption W District Res Exem		6		Total		1,749,400		1,749,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
NICHOLS HAROLD ERIC & LINDA GAIL T		54568	138	03-15-2021		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	
NICHOLS HAROLD E		47538	0046	09-30-2016		Q	I	1,200,000		00	2023	1010	923,300	2022	1010	845,300	
PATEL ANIT & REBECCA		32878	0202	06-16-2006		Q	I	1,050,000		00		1010	629,100		1010	485,000	
KOLLMORGEN MATTHEW H		21614	0075	02-26-2002		Q	I	908,390		00		1010	6,300		1010	6,300	
EDWARD E CHASE INC		19372	0328	02-15-2001		Q	I	250,000		00	Total		1,558,700		Total 1,336,600		
Total		0.00										Total		1,102,700			
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)			1,211,800				
0080										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			8,700				
										Appraised Land Value (Bldg)			528,900				
										Special Land Value			0				
										Total Appraised Parcel Value			1,749,400				
										Valuation Method			C				
										Total Appraised Parcel Value			1,749,400				
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		
472	11-20-2001	NC	New Construct	34,000	01-07-2003	100		CHNG/ADD TO PER #100		06-01-2017	SJD	9		01	Measure - No Entry		
20010100	03-28-2001	NC	New Construct	285,000	01-07-2003	100		SINGLE FAM DWELL		04-12-2013	VGS			20	Field Review		
										02-17-2006	KP		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	RC	Primary	40,215 SF	8.75	1.00000	5	1.00	0080	1.503			1.0000	13.15	528,900	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					528,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2201	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
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					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	600				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2201				

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

COST / MARKET VALUATION			
Net Other Adj		1,259,725	
Replace Cost		71,925	
Year Built		2001	
Effective Year Built		2012	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %		9	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		91	
Cns Sect Rcnld		1,211,800	
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	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,203	2,203	2,203	214.57	472,692
BSM	Basement	0	2,203	441	42.95	94,624
CTH	Cathedral Ceiling	0	306	31	21.74	6,652
FEP	Finished Enclosed Porch	0	224	134	128.36	28,752
FGR	Garage	0	936	374	85.74	80,248
FNS	Finished 90% Story	842	936	842	193.02	180,666
FOP	Open Porch	0	38	6	33.88	1,287
FUS	Finished Upper Story	1,625	1,625	1,625	214.57	348,672
TDK	Trex Deck	0	468	47	21.55	10,085
UAT	Unfinished Attic	0	1,120	168	32.19	36,047
Ttl Gross Liv / Lease Area		4,670	10,059	5,871		1,259,725

