

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NAGLE JOHN A JR		8 Sloping	0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
NAGLE DEBORAH L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	713,700	713,700
41 FOX RUN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	526,100	526,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2348 Total Acres .918 Chapter Lan			Cyclical 6 Exemption W District Res Exem	RESIDNTL	1010	2,100	2,100
GIS ID F_871747_2833969		Assoc Pid#			Total		1,241,900	1,241,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NAGLE JOHN A JR		22742 0157	08-30-2002	Q	I	697,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MACDONALD ROBERT L		13269 0098	11-18-1994	Q	I	365,000	00	2023	1010	545,600	2022	1010	500,200	2021	1010	445,400
BUA SUSAN J		10928 0119	04-27-1992	U	I	316,500	1		1010	625,800		1010	482,400		1010	402,000
									1010	1,400		1010	1,400		1010	1,400
		Total						1,172,800		Total		984,000		Total		848,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									713,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									2,100
Appraised Land Value (Bldg)									526,100
Special Land Value									0
Total Appraised Parcel Value									1,241,900
Valuation Method									C
Total Appraised Parcel Value									1,241,900

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
2016-213	07-05-2016	RM	Remodel	28,750		100		REMOVE TWO BEARING WALL		11-04-2020	SJT	10		20	Field Review
177	10-11-2011	MN	Maintenance	13,716		100		ROOF		04-12-2013	VGS			20	Field Review
12939	09-10-1993	NC	New Construct	2,500		100		PART/ROOMS IN BASE		01-23-2008	BSB		1	00	Measure & Listed
12338	05-20-1992	NC	New Construct	3,200	12-07-1992	100		12' X 12' TOOL SHED							
12008	08-22-1991	NC	New Construct	128,000	12-07-1992	100		2STY W/ELLS,GAR,SUIT							

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	40,003 SF	8.75	1.00000	5	1.00	0080	1.503			1.0000		13.15	526,100
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					526,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1068	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	408.00	N/A
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			785,606
Interior Floor 2			Net Other Adj		54,075
Heat Fuel	02	Oil	Replace Cost		839,681
Heat Type	05	Hot Water	Year Built		1991
AC Type	03	Central	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		15
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnld		713,700
Sq Ft Fin Bsmt	552		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1068		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	144	21.00	1993	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,100	1,100	1,100	259.11	285,016
BSM	Basement	0	1,068	214	51.92	55,448
DCK	Deck	0	336	34	26.22	8,810
FGR	Garage	0	576	230	103.46	59,594
FOP	Open Porch	0	16	2	32.39	518
FUS	Finished Upper Story	816	816	816	259.11	211,430
TQS	Three Quarter Story	432	576	432	194.33	111,933
UHS	Unfinished Half Story	0	816	204	64.78	52,857
Ttl Gross Liv / Lease Area		2,348	5,304	3,032		785,606

