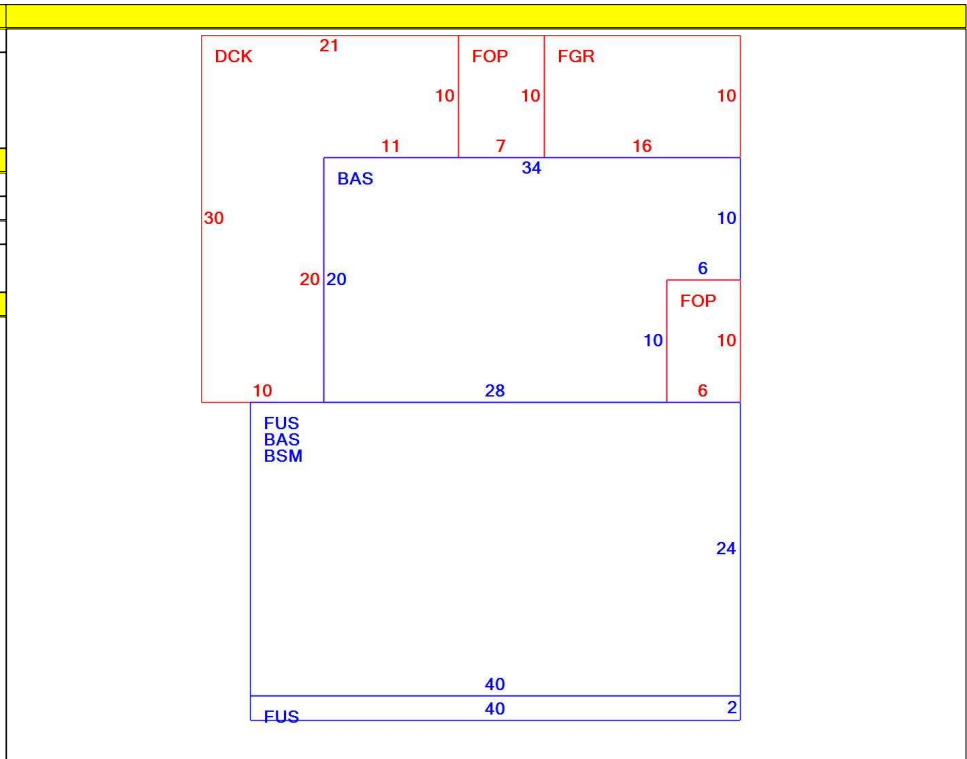


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
BROKMEIER NANCY J				0 Water		0 Feeder		0 Average		Description	Code	Appraised	Assessed						
228 PARKS ST				0 No Sewer		0 Paved		0 Average		RESIDNTL	1010	311,500	311,500						
						0 Medium				RES LAND	1010	350,000	350,000						
DUXBURY MA 02332																			
SUPPLEMENTAL DATA																			
Alt Prcl ID						Cyclical 7													
Scnd Home						Exemption													
Tax Class T						W													
Tot Fin Area 2620						District													
Total Acres .918						Res Exem													
Chapter Lan																			
GIS ID F_868650_2830402						Assoc Pid#													
										Total		661,500	661,500						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
BROKMEIER NANCY J				10042 0173		11-21-1990		U I		110,000		1		Year	Code	Assessed	Year	Code	Assessed
														2023	1010	235,500	2022	1010	223,800
															1010	364,000		1010	300,000
														Total		599,500	Total		523,800
														Total		449,400			
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			
0050																			
NOTES																			
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		
BPO-20-258	02-16-2022	MN	Maintenance	15,300		100	02-16-2022	STRIP & REROOF				11-03-2020	SJT	10		20	Field Review		
BPO-20-342	11-25-2020	MN	Maintenance	7,500		100		Repair existing deck & footings &				04-12-2013	VGS			20	Field Review		
369	09-03-2002	AD	Addition	54,000	03-30-2004	100		1STY ADD+REMDL DWELL				10-14-2005	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,000		
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					350,000	

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			413,736
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	03	Gas	Replace Cost		426,735
Heat Type	05	Hot Water	Year Built		1983
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		311,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	960		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,580	1,580	1,580	140.87	222,575
BSM	Basement	0	960	192	28.17	27,047
DCK	Deck	0	410	41	14.09	5,776
FGR	Garage	0	160	64	56.35	9,016
FOP	Open Porch	0	130	20	21.67	2,817
FUS	Finished Upper Story	1,040	1,040	1,040	140.87	146,505
Ttl Gross Liv / Lease Area		2,620	4,280	2,937		413,736

