

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PIERCE FAMILY NOM TRUST C/O PIERCE ROBERT 173 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0101	133,100	133,100
		SUPPLEMENTAL DATA		Cyclical Exemption W		7	Heavy	RESIDNTL	0101	652,400	652,400
Alt Prcl ID		Scnd Home LEASED		District Res Exem		61 LAND	0601	25,400	25,400	1,800	905 DUXBURY, MA VISION
Tax Class T		Total Acres 20.400		Assoc Pid#		Total		1,003,100	812,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIERCE FAMILY NOM TRUST		14356 0100	05-13-1996	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	0101	132,100	2022	0101	119,000	2021	0101	119,600
									0101	729,500		0101	467,200		0101	455,300
									0101	18,800		0101	18,800		0101	18,800
									0601	2,000		0601	2,000		0601	1,600
								Total		882,400	Total		607,000	Total		595,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	133,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	25,400
Appraised Land Value (Bldg)	844,600
Special Land Value	1,800
Total Appraised Parcel Value	1,003,100
Valuation Method	C
Total Appraised Parcel Value	1,003,100

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
										01-01-2018	AO	3		99	Vacant Land
										04-12-2013	VGS			20	Field Review
										10-10-2012	KP	6		30	Quality Control
										08-11-2011	KP		1	00	Measure & Listed

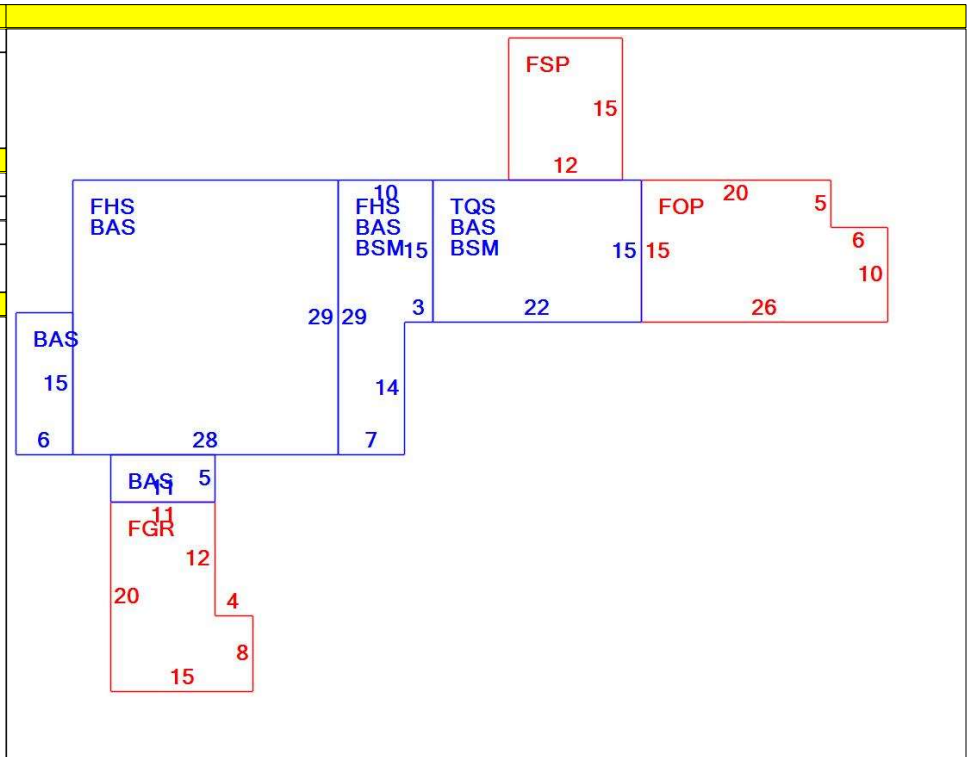
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	0601	C61 Ten Yr	PD	Residual	16.660 AC	35,000.00	0.24576	5	1.00	0060	1.341	1/1/2017 TO 12/31/2026		1.0000	0.26	192,200
Total Card Land Units					16.66 AC	Parcel Total Land Area					20.40	Total Land Value				192,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			CONDO DATA							
Occupancy			Parcel Id	C	Owne					
Exterior Wall 1				B	S					
Exterior Wall 2			Adjust Type	Code	Description					
Roof Structure			Condo Flr		Factor%					
Roof Cover			Condo Unit							
Interior Wall 1			COST / MARKET VALUATION							
Interior Wall 2					0					
Interior Floor 1			Net Other Adj		13,275					
Interior Floor 2			Replace Cost		0					
Heat Fuel			Year Built		0					
Heat Type			Effective Year Built		0					
AC Type			Depreciation Code							
Bedrooms			Remodel Rating							
Full Baths			Year Remodeled							
Half Baths			Depreciation %		0					
Extra Fixtures			Functional Obsol		0					
Total Rooms			External Obsol		0					
Bath Style			Trend Factor		1.000					
Kitchen Style			Condition							
Extra Kitchens			Condition %							
Fireplaces			Percent Good		62					
Extra Openings			Cns Sect Rcnld		0					
Gas Fireplaces			Dep % Ovr							
Sq Ft Fin Bsmt			Dep Ovr Comment							
FBM Quality			Misc Imp Ovr							
Foundation			Misc Imp Ovr Comment							
Bsmt Garage			Cost to Cure Ovr							
Bsmt Area			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				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION									
PIERCE FAMILY NOM TRUST C/O PIERCE ROBERT 173 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0101		133,100	133,100							
		SUPPLEMENTAL DATA		0	Heavy			RES LAND	0101		652,400	652,400							
Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 2296 Total Acres 20.400 Chapter Lan GIS ID F_870016_2830811		Cyclical Exemption W District Res Exem		7		RESIDNTL	0101	25,400	25,400										
		Assoc Pid#				61 LAND	0601	192,200	1,800										
		Total						1,003,100	812,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
PIERCE FAMILY NOM TRUST		14356 0100	05-13-1996	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed						
								2023	0101	132,100	2022	0101	119,000						
									0101	729,500		0101	467,200						
									0101	18,800		0101	18,800						
									0601	2,000		0601	2,000						
								Total		882,400	Total		607,000						
								Total			Total		595,300						
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0060																			
NOTES																			
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				VISIT / CHANGE HISTORY							
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			
2	0101	Single Fam		Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341	SETTING IS SUPERIOR/LOCTI	L125	1.2500	14.67	586,800			
2	0101	Single Fam		Residual	2.822 AC	35,000.00	0.49515	5	1.00	0060	1.341			1.0000	0.53	65,600			
Total Card Land Units					3.74 AC	Parcel Total Land Area					20.40	Total Land Value					652,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	578	
Model	01	Residential	Bsmt Type	03	Partial
Grade	01	Low Cost	Unfin Area		
Stories	1.5				
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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			243,536
Interior Floor 2			Net Other Adj		12,390
Heat Fuel	02	Oil	Replace Cost		255,927
Heat Type	05	Hot Water	Year Built		1750
AC Type	01	None	Effective Year Built		1973
Bedrooms	5		Depreciation Code		F
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		48
Total Rooms	8		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		52
Gas Fireplaces			Cns Sect Rcnld		133,100
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	578		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
BRN1	Barn - 1 Story	L	1,064	39.00	1980	A	70	D	0.50	14,500
GRN1	Greenhouse -	L	300	52.00	1980	A	70	C	1.00	10,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,535	1,535	1,535	92.95	142,683
BSM	Basement	0	578	116	18.65	10,783
FGR	Garage	0	252	101	37.25	9,388
FHS	Finished Half Story	530	1,060	530	46.48	49,265
FOP	Open Porch	0	360	54	13.94	5,019
FSP	Screened Porch	0	180	36	18.59	3,346
TQS	Three Quarter Story	248	330	248	69.86	23,052
Ttl Gross Liv / Lease Area		2,313	4,295	2,620		243,536



175 TREMONT ST

