

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NUDD LORING J & BRENDA A TT BRENDA A NUDD REVOCABLE TRUS PO BOX 1067 DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	289,200	289,200
		SUPPLEMENTAL DATA		0		Medium			RES LAND	1010	564,000
		Alt Prcl ID		Cyclical 7				RESIDNTL	1010	40,000	40,000
		Scnd Home		Exemption							
		Tax Class T		W							
		Tot Fin Area 1436		District							
		Total Acres 8.518		Res Exem							
		Chapter Lan									
		GIS ID F_871583_2832220		Assoc Pid#							
								Total		893,200	893,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NUDD LORING J & BRENDA A TT		48348 0217	04-26-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
NUDD LORING J		3429 0605	01-01-2001	U	I	1	1	2023	1010	225,500	2022	1010	208,200
									1010	616,100		1010	386,200
									1010	29,100		1010	29,100
								Total		870,700	Total		623,500
											Total		608,300

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
0060				

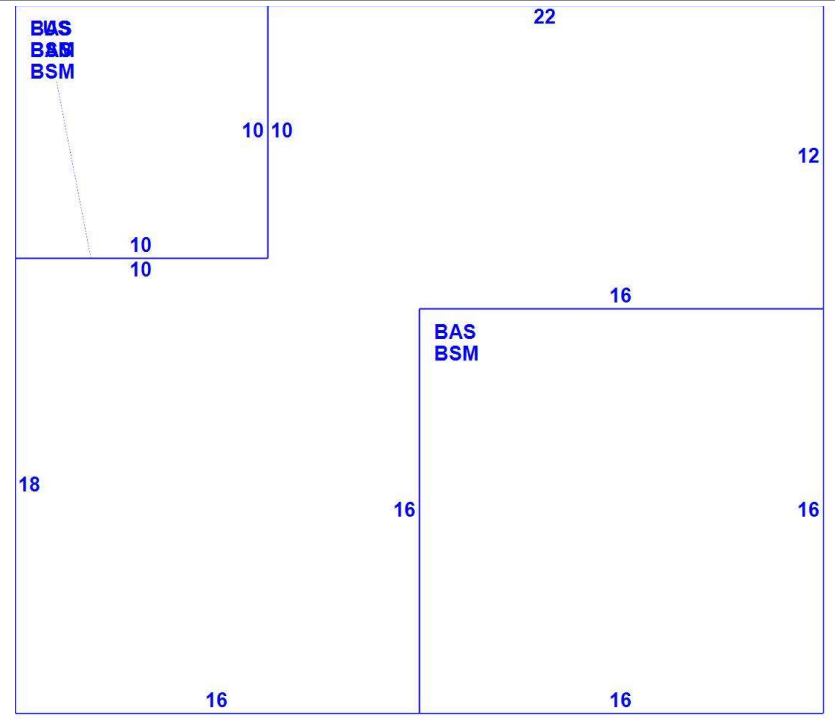
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	289,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	40,000
Appraised Land Value (Bldg)	564,000
Special Land Value	0
Total Appraised Parcel Value	893,200
Valuation Method	C
Total Appraised Parcel Value	893,200

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
									09-10-2020	SJT	6		30	Quality Control
									04-12-2013	VGS			20	Field Review
									03-04-2013	AO	6	6	30	Quality Control
									02-19-2008	BSB		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	0060	1.341			11.74	469,400
1	1010	Single Family	RC	Residual	7.600	AC 35,000.00	0.26516	5	1.00	0060	1.341			0.29	94,600
Total Card Land Units					8.52	AC	Parcel Total Land Area					8.52	Total Land Value		564,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	896	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	832				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	896				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
		346,900	
Net Other Adj		49,270	
Replace Cost		396,170	
Year Built		1975	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnd		289,200	
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
FGR2	Garage - 1 St	L	864	63.00	1987	A	70	C	1.00	38,100
SHD1	Shed	L	128	21.00	1987	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	214.80	192,460
BSM	Basement	0	896	179	42.91	38,449
FUS	Finished Upper Story	540	540	540	214.80	115,991
Ttl Gross Liv / Lease Area		1,436	2,332	1,615		346,900



112 SOULE AVE

