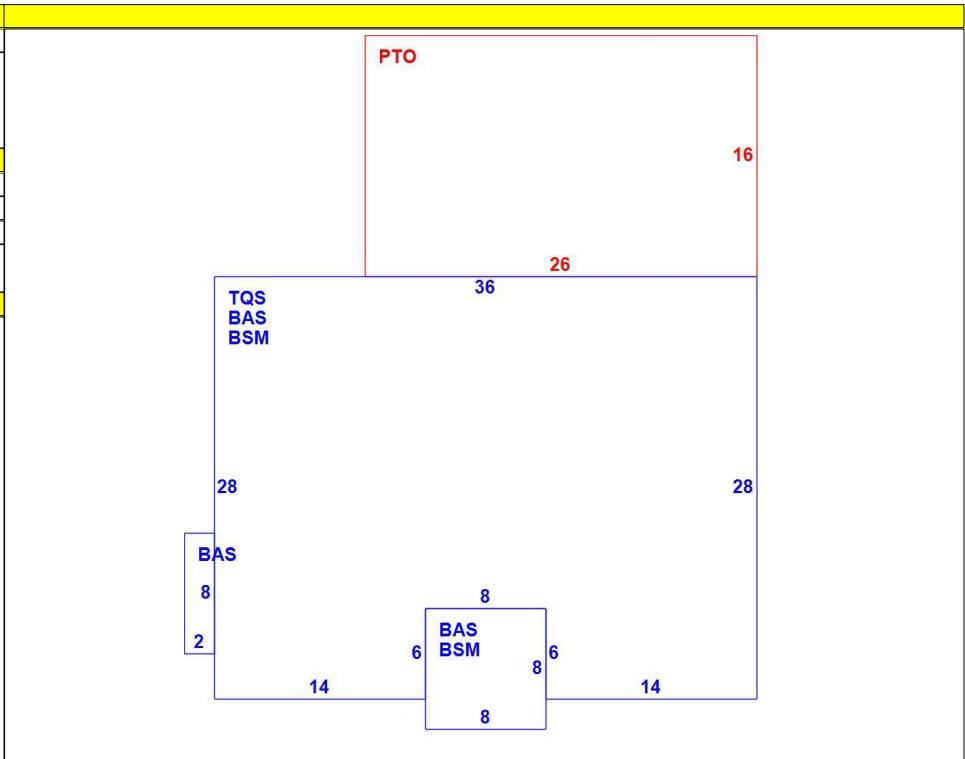


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
NUDD LORING J JR NUDD ROBIN L PO BOX 2669 DUXBURY MA 02331				0 Water 0 Septic	0 Arterial 0 Paved 0 Heavy	0 Average 0 Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 372,000 521,400	Assessed 372,000 521,400	Total 893,400 893,400								
SUPPLEMENTAL DATA												VISION							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1760 Total Acres 2.46 Chapter Lan GIS ID F_871075_2832023				Cyclical 7 Exemption W District Res Exem Assoc Pid#															
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
NUDD LORING J JR NUDD LORING J JR			17343 12955	0074 0123	04-12-1999 06-17-1994	U U	I I	100 100	1F 1F	Year 2023	Code 1010 1010	Assessed 293,500 573,200	Year 2022	Code 1010 1010	Assessed 246,100 365,900	Year 2021	Code 1010 1010	Assessed 188,900 353,000	
Total										866,700		Total		612,000		Total		541,900	
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											
0060																			
NOTES												Appraised Bldg. Value (Card) 372,000							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 521,400							
												Special Land Value 0							
												Total Appraised Parcel Value 893,400							
												Valuation Method C							
												Total Appraised Parcel Value 893,400							
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		
13217	05-27-1994	NC	New Construct	108,000	09-22-1995	100		28X36 2ST SIN FAM				11-06-2020	SJT	10		20	Field Review		
												04-12-2013	VGS			20	Field Review		
												02-05-2008	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				1.0000	11.74	469,400		
1	1010	Single Family	RC	Residual	1.540 AC	35,000.00	0.71948	5	1.00	0060	1.341				1.0000	0.78	52,000		
Total Card Land Units					2.46 AC	Parcel Total Land Area					2.46	Total Land Value					521,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
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			437,330
Interior Floor 2			Net Other Adj		27,723
Heat Fuel	03	Gas	Replace Cost		465,054
Heat Type	05	Hot Water	Year Built		1994
AC Type	01	None	Effective Year Built		2001
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		20
Total Rooms	6		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		80
Gas Fireplaces	0		Cns Sect Rcnld		372,000
Sq Ft Fin Bsmt	169		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1024		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	1,040	1,040	1,040	220.21	229,015	
BSM	Basement	0	1,024	205	44.08	45,142	
PTO	Patio	0	416	21	11.12	4,624	
TQS	Three Quarter Story	720	960	720	165.16	158,549	
Ttl Gross Liv / Lease Area		1,760	3,440	1,986		437,330	



285 TREMONT ST

