

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NIGHTINGALE GERALD F TT GERAL		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
NIGHTINGALE REBECCA P TT REBE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	448,400	448,400
11 INDIAN TRL		SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	416,300	416,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2500 Total Acres .48 Chapter Lan GIS ID F_874015_2832177				Cyclical 7 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	41,600	41,600
									Total	906,300	906,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NIGHTINGALE GERALD F TT GERALD F		53244 199	08-13-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
NIGHTINGALE GERALD F		3304 0502	01-01-2001	U	I	0	1	2023	1010	339,400	2022	1010	310,000	
									1010	446,400		1010	289,400	
									1010	24,800		1010	21,400	
									Total	810,600	Total	624,200	Total	568,900

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)	448,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	41,600
Appraised Land Value (Bldg)	416,300
Special Land Value	0
Total Appraised Parcel Value	906,300
Valuation Method	C
Total Appraised Parcel Value	906,300

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
QPO-22-27	11-09-2022	MN	Maintenance	12,328		100		Replace roof		09-04-2019	SJT	10		00	Measure & Listed
QP-19-195	08-22-2019	MN		2,178		100	09-26-2019	Maintenance		05-18-2015	JLF	5		01	Measure - No Entry
QP-19-189	08-15-2019	MN		1,856		100	09-26-2019	Chimney Repair		07-31-2013	BH			00	Measure & Listed
2014-111	05-06-2014	NC	New Construct	43,000	05-18-2015	100		CONSTRUCT ATTACHED GARA		04-12-2013	VGS			20	Field Review
2012-275	10-19-2012	RM	Remodel	4,000	07-31-2013	100		REMOVE/RAISE 14'X16' KITCH		09-04-1999	REC		1	00	Measure & Listed
11813	02-13-1991	MN	Maintenance	5,000	07-31-2013	100		STRIP/RESHINGLE ROOF							

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	20,840 SF	14.90	1.00000	5	1.00	0060	1.341		1.0000	19.98	416,300
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value			416,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1288	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
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	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	2				
Bsmt Area	1288				

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	54	21.00	1980	A	70	C	1.00	800
SPL1	Ing Pool - Ave	L	861	64.00	1980	F	55	C	1.00	30,300
GNR	GENERATOR	L	1	12400.00	2014	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,456	1,456	1,456	210.09	305,892
BSM	Basement	0	1,616	323	41.99	67,859
FUS	Finished Upper Story	1,044	1,044	1,044	210.09	219,334
Ttl Gross Liv / Lease Area		2,500	4,116	2,823		593,085

