

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
NOLAN KEVIN T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
NOLAN JIL E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	568,500	568,500	
128 WADSWORTH RD		SUPPLEMENTAL DATA			RES LAND	1010	436,500	436,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3226 Total Acres .61 Chapter Lan GIS ID F_873278_2833324			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	8,700	8,700	
						Total		1,013,700	1,013,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NOLAN KEVIN T	24006	0091	01-22-2003	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
NOLAN KEVIN T	22602	0247	08-12-2002	U	I	1	1F	2023	1010	367,300	2022	1010	305,600		
NOLAN KEVIN T	17807	0049	08-26-1999	Q	I	363,000	00		1010	468,300	2021	1010	286,900		
								Total		835,600	Total		603,800	Total	568,300

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
		Total	0.00					Appraised Bldg. Value (Card) 568,500				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES			
<p>Appraised Land Value (Bldg) 436,500</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,013,700</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,013,700</p>			

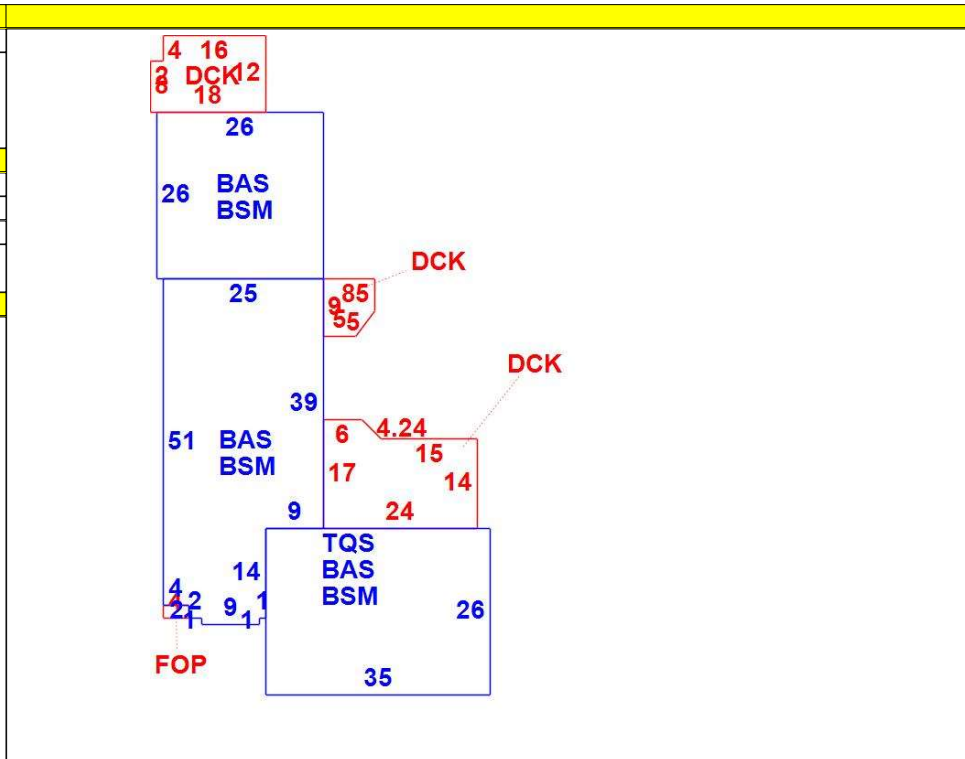
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-28	11-15-2022	MN	Maintenance	13,899		100		Replace 1 entry and storm door.	05-10-2023	SJT	10		07	Measure - Info @ Door
2017-148	07-25-2017	MN	Maintenance	2,200		100		REPLACE 1 WINDOW	04-12-2013	VGS			20	Field Review
									12-09-2006	KP			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	26,679	SF	12.20	1.00000	5	1.00	0060	1.341		1.0000	16.36	436,500
Total Card Land Units					0.61	AC	Parcel Total Land Area					0.61	Total Land Value			436,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2544	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1500				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	2544				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	745,123
Replace Cost	78,780
Year Built	1946
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnd	568,500
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
GNR	GENERATOR	L	1	12400.00	2014	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,786	2,786	2,786	182.18	507,559
BSM	Basement	0	2,786	557	36.42	101,475
DCK	Deck	0	633	63	18.13	11,477
FOP	Open Porch	0	8	1	22.77	182
TQS	Three Quarter Story	683	910	683	136.74	124,430
Ttl Gross Liv / Lease Area		3,469	7,123	4,090		745,123

