

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NELSON DIANE K TRUSTEE			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
DIANE K NELSON LIVING TRUST			0 Septic	0 Paved	0 Average	RESIDENTL	1010	714,000	714,000
16 BACK RIVER WAY				0 Light		RES LAND	1010	484,100	484,100
DUXBURY MA 02332		SUPPLEMENTAL DATA							
Alt Prcl ID		Cyclical 5							
Scnd Home		Exemption 22							
Tax Class T		W							
Tot Fin Area 2543		District							
Total Acres .797		Res Exem							
Chapter Lan									
GIS ID F_877157_2844268		Assoc Pid#							
Total								1,198,100	1,198,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NELSON DIANE K TRUSTEE		LCC	130425	07-15-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
NELSON DIANE KESSLER		LCC89	0	07-15-1996	Q	I	262,200	00	2023	1010	531,400	2022	1010	442,400
										1010	576,400	2021	1010	448,500
Total											1,107,800			890,900
														795,300

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				
2024	22	22 VETERAN	400.00						Appraised Bldg. Value (Card) 714,000				
Total			400.00						Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 0					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 484,100					
0080								Special Land Value 0					
NOTES												Total Appraised Parcel Value 1,198,100	
												Valuation Method C	
												Total Appraised Parcel Value 1,198,100	

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
2017-87	05-22-2017	MS	Miscellaneous	3,000		100		AIR SEALING & INSULATION O	06-06-2019	SJT	5		01	Measure - No Entry
2014-291	10-01-2014	NC	New Construct	8,400	06-06-2019	100		12' X 14' SUNROOM ON EXISTI	04-12-2013	VGS			20	Field Review
17	03-31-2008	MN	Maintenance	3,500		100		RPL CEDAR SHINGLES	08-15-2006	KP		1	00	Measure & Listed
29	01-27-2006	MS	Miscellaneous			100		JOTUL WOOD STOVE						
20010167	05-10-2001	RM	Remodel	10,000	08-02-2002	100		KIT WIN CABINETS						
15339	02-22-1999	AD	Addition	35,000		100		AD MSTR BR+DM WALL						
11918	06-07-1991	NC	New Construct	120,000	09-28-1995	100		2STY ELL ATT GAR.DK						

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	PD	Primary	34,705	SF	9.77	1.00000	5	1.00	0080	1.503	NEGATIVE VIEW INFL TO REA	E95	0.9500	13.95	484,100
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			484,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1204	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			775,323
Interior Floor 2			Net Other Adj		26,880
Heat Fuel	02	Oil	Replace Cost		802,204
Heat Type	05	Hot Water	Year Built		1991
AC Type	03	Central	Effective Year Built		2010
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
Total Rooms	8		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		89
Gas Fireplaces	0		Cns Sect Rcnd		714,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1204		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	1,792	1,792	1,792	240.34	430,682
BSM	Basement	0	1,204	241	48.11	57,921
DCK	Deck	0	190	19	24.03	4,566
FEP	Finished Enclosed Porch	0	279	167	143.86	40,136
FGR	Garage	0	528	211	96.04	50,711
FNS	Finished 90% Story	796	884	796	216.41	191,307
Ttl Gross Liv / Lease Area		2,588	4,877	3,226		775,323

