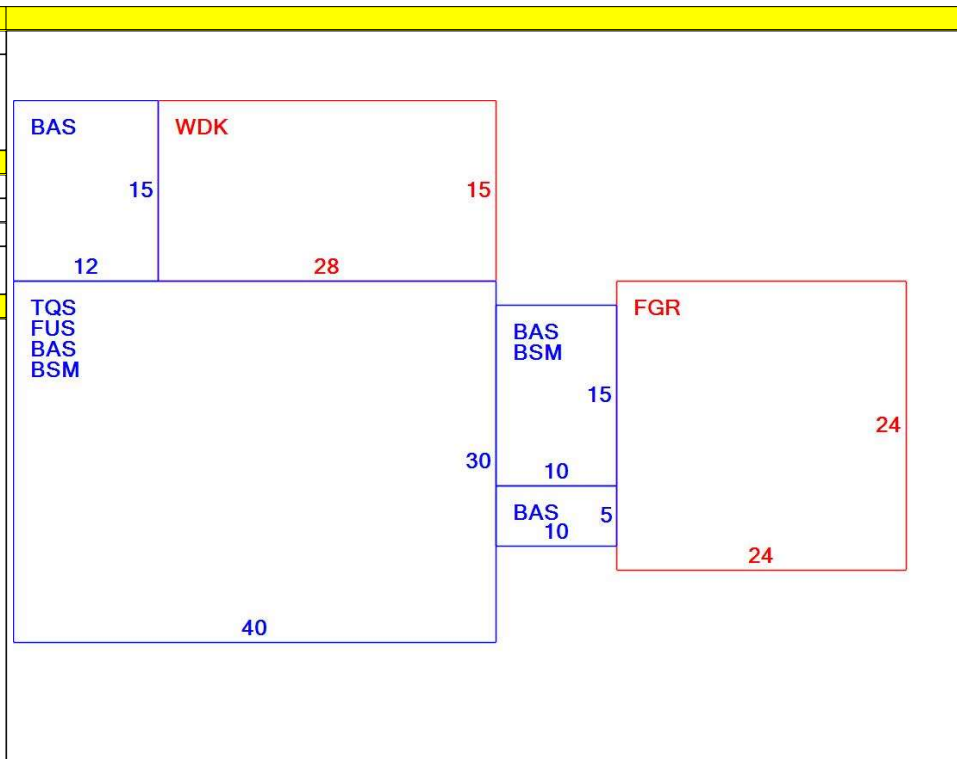


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
NELSON ANDREW J JR NELSON LISA 5 BACK RIVER WAY DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1010 707,700 RES LAND 1010 517,400							
		0	No Sewer	0	Paved	0	Average	Total		1,225,100	1,225,100								
SUPPLEMENTAL DATA																			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3680 Total Acres .855 Chapter Lan GIS ID F_876501_2844288						Cyclical 5 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)					
NELSON ANDREW J JR GMAC MORTGAGE LLC DALEY STEVEN J OBERHOLZER DENNIS L MACALUSO WILLIAM D				39121	0031	10-15-2010	U	I	660,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				2023	1010	544,400	2022	1010	500,200	2021	1010	424,500							
				38733	0294	07-15-2010	U	I	629,100	1	1010	615,800	477,100	395,100					
				22337	0198	06-27-2002	Q	I	750,000	00									
				17734	0215	08-03-1999	Q	I	590,000	00									
				Total		1,160,200		Total		977,300		Total		819,600					
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0080																			
NOTES																			
												Appraised Bldg. Value (Card)				707,700			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				517,400			
												Special Land Value				0			
												Total Appraised Parcel Value				1,225,100			
												Valuation Method				C			
												Total Appraised Parcel Value				1,225,100			
BUILDING PERMIT RECORD																			
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		
215	10-31-2011	NC	New Construct	15,000		100		14X28 DECK				10-16-2020	SJT	10		20	Field Review		
224	10-22-2010	RM	Remodel	40,000		100		800' ATTIC&784'BASEM				07-30-2013	SJD	2		20	Field Review		
222	10-19-2010	RM	Remodel	5,000		100		2NDFLBATH,RM WALLK&D				04-12-2013	VGS			20	Field Review		
62	03-08-2007	RM	Remodel	5,000	09-07-2007	100		ENCLOSE BREEZEWAY				07-25-2012	KP	5		02	Callback - No Entry		
												09-22-2011	KP		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	37,254 SF	9.24	1.00000	5	1.00	0080	1.503			1.0000		13.89	517,400		
Total Card Land Units					0.86	AC	Parcel Total Land Area					0.86	Total Land Value					517,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1350	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	900				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1350				

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

COST / MARKET VALUATION		
Net Other Adj		791,438
Replace Cost		71,630
Year Built		1986
Effective Year Built		2003
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %	18	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	82	
Cns Sect Rcnd	707,700	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,580	1,580	1,580	187.46	296,180
BSM	Basement	0	1,350	270	37.49	50,613
FGR	Garage	0	576	230	74.85	43,115
FUS	Finished Upper Story	1,200	1,200	1,200	187.46	224,947
TQS	Three Quarter Story	900	1,200	900	140.59	168,710
WDK	Deck	0	420	42	18.75	7,873
Ttl Gross Liv / Lease Area		3,680	6,326	4,222		791,438

