

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MEISSNER NANCY C TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
NCM REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	816,300	816,300	
18 SALT MEADOW LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	495,400	495,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2551 Total Acres .664 Chapter Lan GIS ID F_876956_2844640			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,600	1,600	
						Total		1,313,300	1,313,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MEISSNER NANCY C TT	38547 0204	05-21-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MEISSNER NOMINEE RLTY TRUST	15540 0189	10-06-1997	U	I	1	1F	2023	1010	613,200	2022	1010	514,200	2021	1010	507,900
MEISSNER NANCY C	9934 0305	09-07-1990	Q	I	380,000	00		1010	589,400		1010	455,500		1010	373,200
								1010	1,100		1010	1,100		1010	1,100
							Total		1,203,700	Total		970,800	Total		882,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									816,300
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									1,600
Appraised Land Value (Bldg)									495,400
Special Land Value									0
Total Appraised Parcel Value									1,313,300
Valuation Method									C
Total Appraised Parcel Value									1,313,300

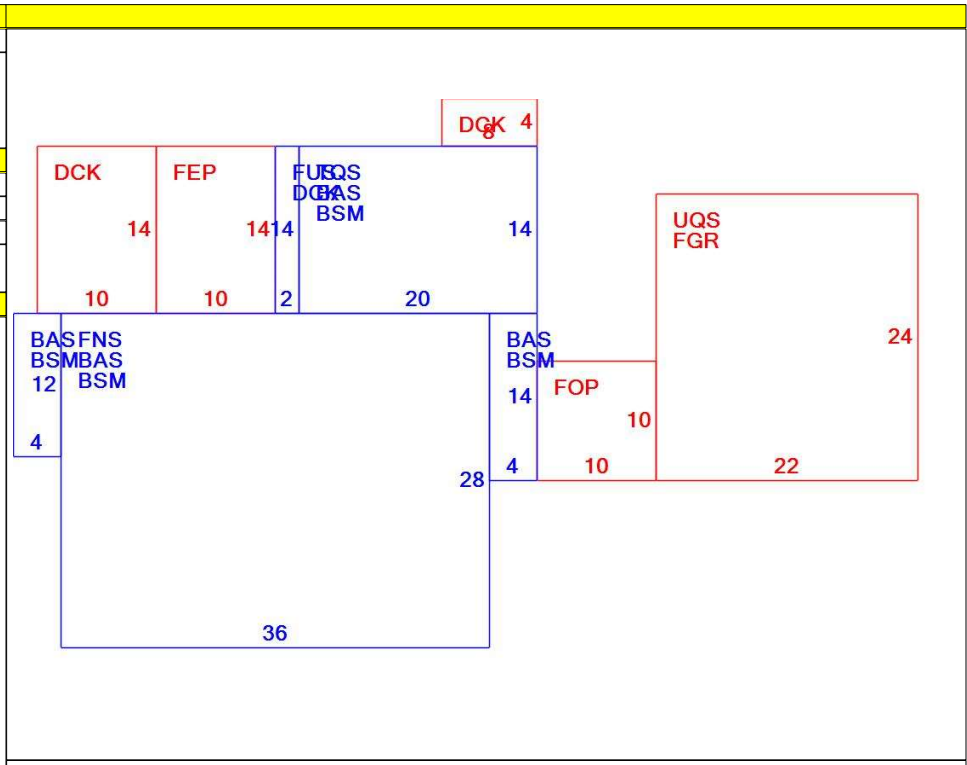
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
20000288	07-24-2000	MN	Maintenance	28,992		100		STRIP AND REROOF		10-06-2020	SJT	10		20	Field Review
119990376	08-23-1999	NC	New Construct	28,000	06-21-2000	100		10X13SNRM 4SEASON		04-12-2013	VGS			20	Field Review
10924	07-18-1988	RM	Remodel	12,500		100				06-21-2000	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	PD	Primary	28,936 SF	11.39	1.00000	5	1.00	0080	1.503		1.0000	17.12	495,400
Total Card Land Units					0.66 AC	Parcel Total Land Area					0.66	Total Land Value			495,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1392	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	396.00	Full
Stories	1.9				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	504				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1392				

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

COST / MARKET VALUATION		
Net Other Adj		872,317
Replace Cost		55,300
Year Built		1987
Effective Year Built		2009
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		12
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		88
Cns Sect Rcnld		816,300
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
PTO	Patio	L	150	15.00	1987	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392	1,392	261.96	364,645
BSM	Basement	0	1,392	278	52.32	72,824
DCK	Deck	0	200	20	26.20	5,239
FEP	Finished Enclosed Porch	0	140	84	157.17	22,004
FGR	Garage	0	528	211	104.68	55,273
FNS	Finished 90% Story	907	1,008	907	235.71	237,595
FOP	Open Porch	0	100	15	39.29	3,929
FUS	Finished Upper Story	28	28	28	261.96	7,335
TQS	Three Quarter Story	210	280	210	196.47	55,011
UQS	Unfin 3/4 Story	0	528	185	91.78	48,462
Ttl Gross Liv / Lease Area		2,537	5,596	3,330		872,317

