

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SHERVIN NINA			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
44 POWDER POINT AVE			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,037,900	1,037,900	
DUXBURY MA 02332			<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	2,529,800	2,529,800			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3730 Total Acres .8 Chapter Lan GIS ID F_881746_2843916			Cyclical 8 Exemption W District W Res Exem Assoc Pid#				RESIDNTL	1010	37,800	37,800			
										Total	3,605,500	3,605,500	

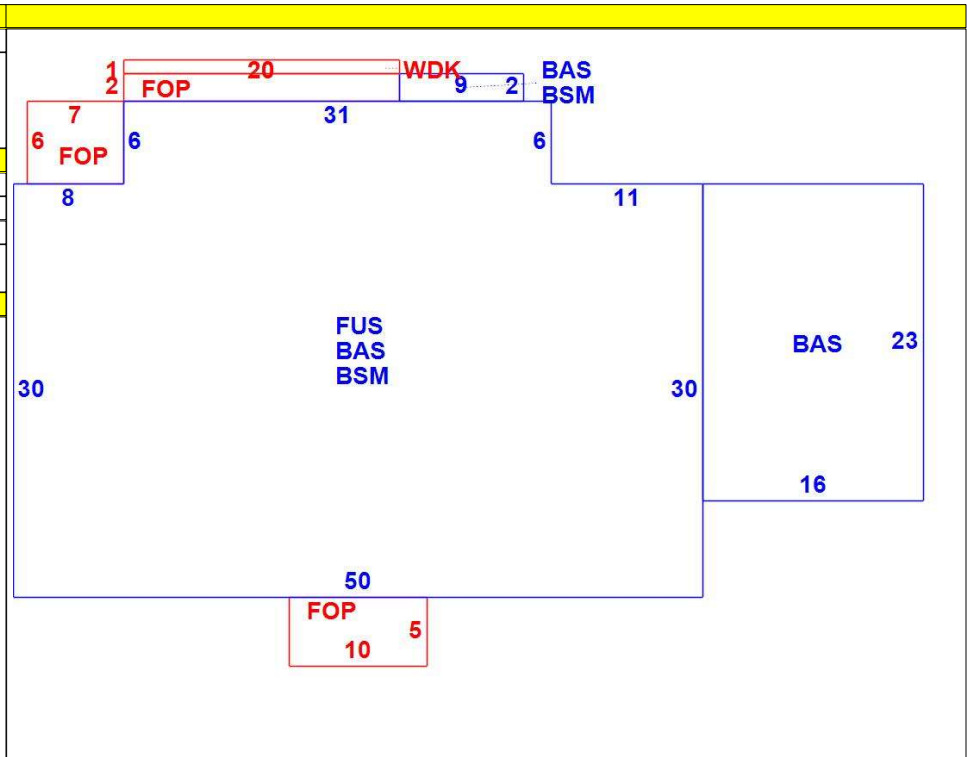
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHERVIN NINA	52270	22	01-27-2020	U	I	2,575,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WIGGINS MICHAEL W TT	18941	21	10-03-2000	Q	I	1,035,000	00	2023	1010	798,100	2022	1010	733,300	2021	1010	620,700
HHHH RLTY TRUST	17463	114	05-18-1999	U	I	100	1F		1010	2,334,300		1010	2,026,300		1010	1,820,300
HART GEORGE D	2636	104	06-10-1958	U	I	0	1		1010	27,600		1010	27,600		1010	21,300
								Total		3,160,000	Total		2,787,200	Total		2,462,300

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
			Total					0.00	<b>APPRAISED VALUE SUMMARY</b>							
								Appraised Bldg. Value (Card) 1,037,900								
								Appraised Xf (B) Value (Bldg) 0								
								Appraised Ob (B) Value (Bldg) 37,800								
								Appraised Land Value (Bldg) 2,529,800								
								Special Land Value 0								
								Total Appraised Parcel Value 3,605,500								
								Valuation Method C								
								Total Appraised Parcel Value 3,605,500								

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
20010087	03-19-2001	NC	New Construct	190,000	12-06-2001	100		30X50 DWELW/P		06-17-2021	SJD	9		06	Inspection Only
20010086	03-16-2001	DM	Demolish	7,000	12-06-2001	100		DEM DWELLING		06-15-2021	SJD	9		01	Measure - No Entry
12106	11-15-1991	MN	Maintenance	1,200		100		REPAIR PIER		05-14-2020	SJD	9		20	Field Review
										04-12-2013	VGS			20	Field Review
										12-06-2001	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	34,848 SF	9.74	1.00000	5	1.00	0130	4.259			W175	1.7500	72.60	2,529,800
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value				2,529,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1698	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		1,058,603
Heat Fuel	03	Gas	Replace Cost		94,620
Heat Type	08	Radiant-Water	Year Built		1,153,222
AC Type	06	Partial	Effective Year Built		2001
Bedrooms	4		Depreciation Code		2011
Full Baths	3		Remodel Rating		VG
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %		10
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		90
Gas Fireplaces	0		Cns Sect Rcnd		1,037,900
Sq Ft Fin Bsmt	1000		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1698		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
FGR2	Garage - 1 St	L	660	63.00	1985	A	70	C	1.00	29,100
GNR	GENERATOR	L	1	12400.00	2010	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	2,072	2,072	2,072	256.88	532,255
BSM	Basement	0	1,704	341	51.41	87,596
FOP	Open Porch	0	132	20	38.92	5,138
FUS	Finished Upper Story	1,686	1,686	1,686	256.88	433,100
WDK	Deck	0	20	2	25.69	514
Ttl Gross Liv / Lease Area		3,758	5,614	4,121		1,058,603

