

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NELSON CHRISTOPHER M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
NELSON SANDRA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,345,000	1,345,000	
319 POWDER POINT AVE				0 Medium		RES LAND	1090	1,276,700	1,276,700	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption W		8	RESIDNTL	1090	29,900	29,900	VISION
		Scnd Home Tax Class T	District Res Exem							
		Tot Fin Area 3844	Assoc Pid#							
		Total Acres .41								
		Chapter Lan								
		GIS ID F_885773_2843129								
							Total	2,651,600	2,651,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NELSON CHRISTOPHER M	45011	0245	12-04-2014	Q	I	1,765,000	00	Year	Code	Assessed	Year	Code	Assessed
CHASE BROOKS B & ANGELA L	39147	0120	10-21-2010	U	I	10	1F	2023	1090	1,023,800	2022	1090	917,100
CHASE ANGELA L	36435	0331	10-10-2008	U	I	1	1F		1090	1,175,700		1090	783,900
CHASE BROOKS B	35575	0159	02-06-2008	Q	I	1,040,000	00		1090	20,600		1090	20,600
TUFANKJIAN CHARLES G	13434	0151	02-22-1995	U	I	1	1F					1090	17,200
							Total	2,220,100	Total	1,721,600	Total	1,517,000	

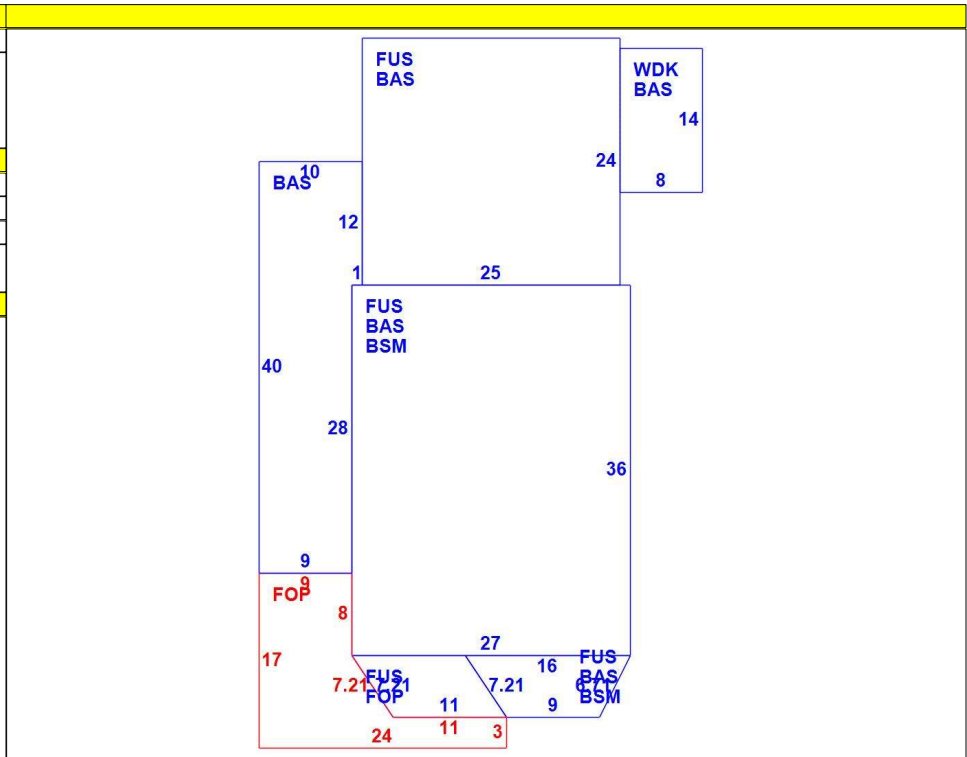
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			Total	0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0130					Appraised Bldg. Value (Card)			1,345,000
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			29,900
					Appraised Land Value (Bldg)			1,276,700
					Special Land Value			0
					Total Appraised Parcel Value			2,651,600
					Valuation Method			C
					Total Appraised Parcel Value			2,651,600

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
2015-77	04-02-2015	AD	Addition	11,500		100		CONSTRUCT A 16' GAMBREL D	05-05-2015	SJD	9		01	Measure - No Entry
2014-388	12-17-2014	RM	Remodel	8,800		100		REMODEL 1ST FL BATHROOM	04-12-2013	VGS			20	Field Review
2012-104	05-08-2012	MS	Miscellaneous	9,000		100			05-21-2012	KP-	5	1	00	Measure & Listed
156	08-22-2011	NC	New Construct	72,000		100		920'G/568'2NDL,BTHRM	06-09-2011	KP		1	00	Measure & Listed
149	08-09-2011	NC	New Construct	7,200		100		FOUNDATION 920' GAR						
146	08-04-2011	DM	Demolish	12,500		100		GARAGE						
4	01-11-2011	RM	Remodel	23,500		100		MSBATH, RCEILING WIN						

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	1090	Multi Houses	RC	Primary	17,860	SF	16.78	1.00000	5	1.00	0130	4.259		1.0000	71.48	1,276,700	
					Total Card Land Units	0.41	AC	Parcel Total Land Area					0.41	Total Land Value			1,276,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1047	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,150,870
Interior Floor 2			Replace Cost		52,685
Heat Fuel	03	Gas	Year Built		1,203,555
Heat Type	05	Hot Water	Effective Year Built		1930
AC Type	03	Central	Depreciation Code		2008
Bedrooms	5		Remodel Rating		R
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	3		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	2		Cns Sect Rcnd		1,047,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1047		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	760	15.00	2012	G	85	A	2.00	19,400
GNR	GENERATOR	L	1	12400.00	2012	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,131	2,131	2,131	280.36	597,443
BSM	Basement	0	1,047	209	55.96	58,595
FOP	Open Porch	0	276	41	41.65	11,495
FUS	Finished Upper Story	1,713	1,713	1,713	280.36	480,253
WDK	Deck	0	112	11	27.54	3,084
Ttl Gross Liv / Lease Area		3,844	5,279	4,105		1,150,870



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NELSON CHRISTOPHER M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
NELSON SANDRA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,345,000	1,345,000
319 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1090	1,276,700	1,276,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3844 Total Acres .41 Chapter Lan GIS ID F_885773_2843129			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	29,900	29,900
						Total		2,651,600	2,651,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NELSON CHRISTOPHER M		45011 0245	12-04-2014	Q	I	1,765,000	00	Year	Code	Assessed	Year	Code	Assessed
CHASE BROOKS B & ANGELA L		39147 0120	10-21-2010	U	I	10	1F	2023	1090	1,023,800	2022	1090	917,100
CHASE ANGELA L		36435 0331	10-10-2008	U	I	1	1F		1090	1,175,700		1090	783,900
CHASE BROOKS B		35575 0159	02-06-2008	Q	I	1,040,000	00		1090	20,600		1090	20,600
TUFANKJIAN CHARLES G		13434 0151	02-22-1995	U	I	1	1F	Total		2,220,100	Total		1,721,600
								Total		1,517,000	Total		1,517,000

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

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APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,345,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	29,900
Appraised Land Value (Bldg)	1,276,700
Special Land Value	0
Total Appraised Parcel Value	2,651,600
Valuation Method	C
Total Appraised Parcel Value	2,651,600

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

NOTES									

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

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0130	4.259		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.41	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	06	Good	Unfin Area	0.00	None
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	0				
Full Baths	1				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	1				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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	162	162	162	280.11	45,378
FGR	Garage	0	676	270	111.88	75,630
FNS	Finished 90% Story	608	676	608	251.93	170,307
Ttl Gross Liv / Lease Area		770	1,514	1,040		291,315

BAS

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**FNS
FGR**

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26

