

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION	
TCHEREPNIN NICHOLAS F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed		
TCHEREPNIN ANNE LONDON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,609,100	1,609,100		
283 KING CAESAR RD				0 Medium	0 Bay Ft	RES LAND	1090	3,339,900	3,339,900		
SUPPLEMENTAL DATA						RESIDNTL	1090	39,900	39,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5280 Total Acres .9 Chapter Lan		Cyclical Exemption W W District Res Exem							
GIS ID F_885333_2841912		Assoc Pid#						Total	4,988,900	4,988,900	

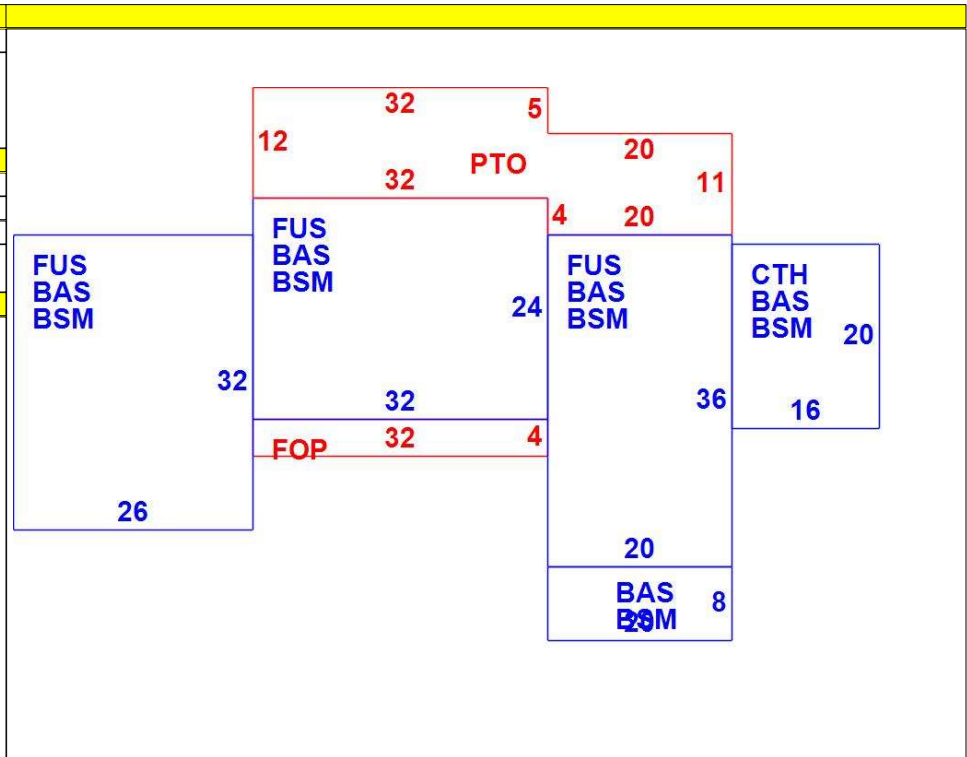
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TCHEREPNIN NICHOLAS F		48843 0166	08-25-2017	U	I	2,100,000	1	Year	Code	Assessed	Year	Code	Assessed
ELLISON MARIANNE H		9193 0043	06-15-1989	Q	I	960,000	00	2023	1090	1,229,500	2022	1090	1,127,000
									1090	3,076,900		1090	3,139,900
								Total		4,306,400	Total		4,266,900
								Total			Total		3,644,100

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			
									Appraised Bldg. Value (Card) 1,609,100			
Total			0.00						Appraised Xf (B) Value (Bldg) 0			
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 39,900				
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 3,339,900				
0130								Special Land Value 0				
NOTES								Total Appraised Parcel Value 4,988,900				
								Valuation Method C				
								Total Appraised Parcel Value 4,988,900				

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
BPO-21-230	07-01-2021	NC	New Construct	54,500	05-23-2023	100		4X54 PIER 3X35 GANGWAY 10	05-23-2023	SJT	5		01	Measure - No Entry
2018-380	10-17-2018	NC	New Construct	8,000	04-25-2019	100		FOUNDATION FOR A 24' X 36'	08-05-2019	SJT	5		20	Field Review
2018-336	09-05-2018	NC	New Construct	680,000	08-05-2019	100		SINGLE FAMILY 1ST FL: 2760',	06-06-2019	SJT	4		20	Field Review
2019-43	08-01-2018	NC	New Construct	50,000	04-25-2019	100		24' X 36' GARAGE WITH A FUT	04-25-2019	SJT	5		01	Measure - No Entry
2018-302	08-01-2018	DM	Demolish	14,500	04-25-2019	100		DEMO EXISTING DWELLING &	03-08-2018	SJD	9	1	00	Measure & Listed
2013-0092	05-08-2013	RM	REMODEL	7,500		100		IN CONJUNCTION WITH BP-20	08-08-2013	BH			07	Measure - Info @ Door
2013-25	03-18-2013	MN	Maintenance	22,200		100		REPAIR WATER DAMAGE	04-12-2013	VGS			20	Field Review

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	39,204 SF	8.89	1.00000	5	1.00	0130	4.259	ASSTN BEACH IN FRONT	W225	2.2500	85.19	3,339,900
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value			3,339,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2800	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Own
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,503,419
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		48,380
Heat Fuel	03	Gas	Year Built		1,551,799
Heat Type	05	Hot Water	Effective Year Built		2019
AC Type	03	Central	Depreciation Code		2019
Bedrooms	3		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		2
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		98
Extra Openings	0		Cns Sect Rcnd		1,520,800
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	2800		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
DCK	Dock	L	521	45.00	2021	G	85	A	2.00	39,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,800	2,800	2,800	260.97	730,702
BSM	Basement	0	2,800	560	52.19	146,140
CTH	Cathedral Ceiling	0	320	32	26.10	8,351
FOP	Open Porch	0	128	19	38.74	4,958
FUS	Finished Upper Story	2,320	2,320	2,320	260.97	605,439
PTO	Patio	0	604	30	12.96	7,829
Ttl Gross Liv / Lease Area		5,120	8,972	5,761		1,503,419



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
TCHEREPNIN NICHOLAS F		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
TCHEREPNIN ANNE LONDON		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,609,100	1,609,100						
283 KING CAESAR RD		SUPPLEMENTAL DATA						RES LAND	1090	3,339,900	3,339,900						
DUXBURY MA 02332		Alt Prcl ID		Cyclical		8		RESIDNTL	1090	39,900	39,900						
		Scnd Home		Exemption		W											
		Tax Class T		District		Res Exem											
		Tot Fin Area 5280		Assoc Pid#													
		Total Acres .9															
		Chapter Lan															
		GIS ID F_885333_2841912															
										Total	4,988,900	4,988,900					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
TCHEREPNIN NICHOLAS F			48843	0166	08-25-2017		U	I	2,100,000		1	Year	Code	Assessed	Year	Code	Assessed
ELLISON MARIANNE H			9193	0043	06-15-1989		Q	I	960,000		00	2023	1090	1,229,500	2022	1090	1,127,000
												2021	1090	3,076,900	2021	1090	937,800
												Total	4,306,400	Total	4,266,900	Total	3,644,100
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		Appraised Bldg. Value (Card)				1,609,100			
0130										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				39,900			
										Appraised Land Value (Bldg)				3,339,900			
										Special Land Value				0			
										Total Appraised Parcel Value				4,988,900			
										Valuation Method				C			
										Total Appraised Parcel Value				4,988,900			
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			0.90	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	00	
Grade	01	Low Cost	Unfin Area	0.00	N/A
Stories	2				
Occupancy	0		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	02	Minimum			91,019
Interior Floor 2			Net Other Adj		0
Heat Fuel	00	None	Replace Cost		91,019
Heat Type	01	None	Year Built		2019
AC Type	01	None	Effective Year Built		2018
Bedrooms	0		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		3
Total Rooms	1		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		97
Gas Fireplaces	0		Cns Sect Rcnld		88,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	02	Slab	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

UUS
FGR

24

36

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
FGR	Garage	0	864	346	46.85	40,479
UUS	Unfinished Upper Story	0	864	432	58.50	50,540
Ttl Gross Liv / Lease Area		0	1,728	778		91,019

