

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHERVIN NINA			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
44 POWDER POINT AVE			0 No Sewer	0 Paved	0 Average	RES LAND	1060	3,900	3,900
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1060	12,600	12,600	
Alt Prcl ID		Cyclical 8			Total 16,500 16,500				
Scnd Home		Exemption							
Tax Class T		W W							
Tot Fin Area 0		District							
Total Acres .455		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_881770_2843695									

905
 DUXBURY, MA
VISION

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	V	2,575,000	1V	Year	Code	Assessed	Year	Code	Assessed
WIGGINS MICHAEL W TT	18941 0021	10-03-2000	U	I	1,035,000	1	2023	1060	3,400	2022	1060	2,700
HHHH RLTY TRUST	17463 0114	05-18-1999	U	I	100	1F		1060	9,800	2021	1060	3,000
HART GEORGE D	3875 0674	03-30-1973	U	I	0	1	Total		13,200	Total		12,500
						Total				Total		12,800

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	12,600
Appraised Land Value (Bldg)	3,900
Special Land Value	0
Total Appraised Parcel Value	16,500
Valuation Method	C
Total Appraised Parcel Value	16,500

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
									01-01-2018	AO	3		99	Vacant Land
									09-20-2000	K+D			01	Measure - No Entry

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	1060	Vacant W/ Ob	RC	Undevelop	0.455	AC	2,000.00	1.00000	0	1.00	0130	4.259	AUX PCL TO MAIN HSE - DOC	1.0000	0.20	3,900
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			3,900

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	94	Outbuildings			Bsmt Area					
Model	00	Vacant			Bsmt Type					
Grade					Unfin Area					
Stories					CONDO DATA					
Occupancy					Parcel Id		C		Owne	
Exterior Wall 1								B	S	
Exterior Wall 2					Adjust Type	Code	Description	Factor%		
Roof Structure					Condo Flr					
Roof Cover					Condo Unit					
Interior Wall 1					COST / MARKET VALUATION					
Interior Wall 2					Net Other Adj			0		
Interior Floor 1					Replace Cost					
Interior Floor 2					Year Built					
Heat Fuel					Effective Year Built			0		
Heat Type					Depreciation Code					
AC Type					Remodel Rating					
Bedrooms					Year Remodeled					
Full Baths					Depreciation %					
Half Baths					Functional Obsol					
Extra Fixtures					External Obsol					
Total Rooms					Trend Factor			1.000		
Bath Style					Condition					
Kitchen Style					Condition %					
Extra Kitchens					Percent Good					
Fireplaces					Cns Sect Rcnd					
Extra Openings					Dep % Ovr					
Gas Fireplaces					Dep Ovr Comment					
Sq Ft Fin Bsmt					Misc Imp Ovr					
FBM Quality					Misc Imp Ovr Comment					
Foundation					Cost to Cure Ovr					
Bsmt Garage					Cost to Cure Ovr Comment					
Bsmt Area										
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	400	45.00	1985	A	70	C	1.00	12,600
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch