

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NIXON PETER E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
NIXON MARYBETH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	460,500	460,500
253 SURPLUS ST		SUPPLEMENTAL DATA				RES LAND	1010	527,000	527,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2600 Total Acres .92 Chapter Lan GIS ID F_877412_2838293				RESIDNTL	1010	700	700
				Cyclical Exemption W District Res Exem	5				
				Assoc Pid#					
							Total	988,200	988,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NIXON PETER E		38334 0300	03-17-2010	U	I	517,500	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
THOMAS SR WILLIAM D		31732 0046	11-16-2005	U	I	100	1A	2023	1010	508,700	2022	1010	444,400	2021	1010	422,400
THOMAS REALTY TRUST		23153 0218	10-18-2002	U	I	100	1F		1010	626,900		1010	483,300		1010	402,800
									1010	500		1010	500		1010	500
								Total	1,136,100		Total	928,200		Total	825,700	

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								
0080												
NOTES												
						Appraised Bldg. Value (Card)						460,500
						Appraised Xf (B) Value (Bldg)						0
						Appraised Ob (B) Value (Bldg)						700
						Appraised Land Value (Bldg)						527,000
						Special Land Value						0
						Total Appraised Parcel Value						988,200
						Valuation Method						C
						Total Appraised Parcel Value						988,200

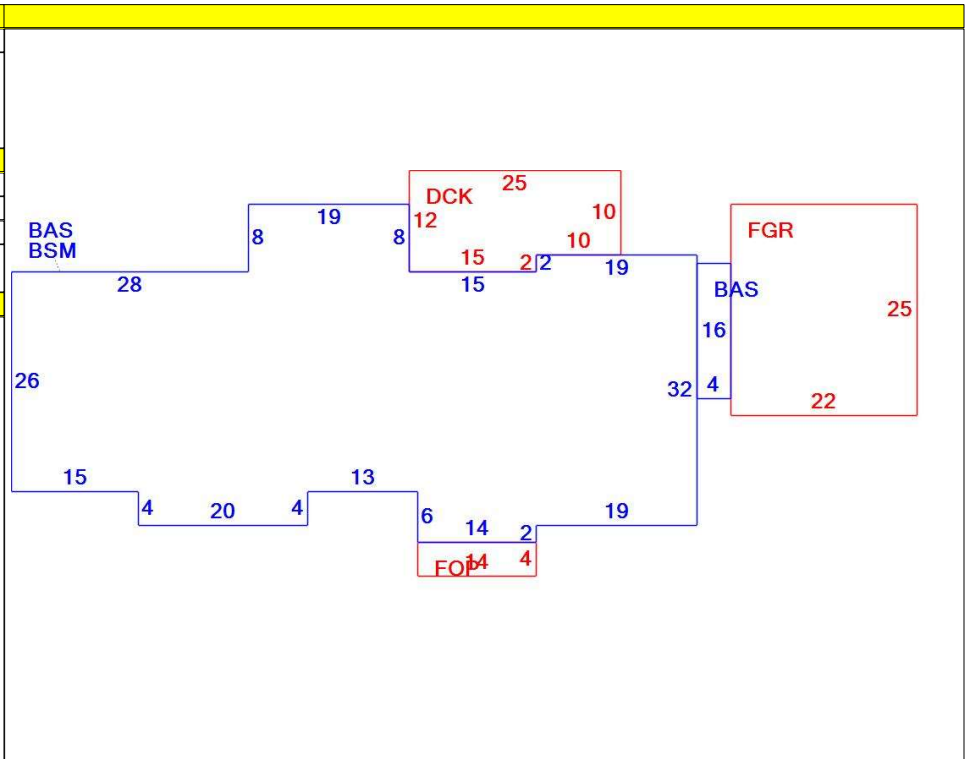
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
192	09-02-2010	NC	New Construct	114,000		100		D13X22,RM22X32,NC416	08-20-2020	SJT	10		20	Field Review	
14967	06-04-1998	RM	Remodel	27,000	05-12-1999	100		GAR TO LIV SPC+18X30	04-12-2013	VGS			20	Field Review	
									11-01-2011	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	40,075 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	527,000	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2536	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1				
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	380				
FBM Quality	03	Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	2536				

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

COST / MARKET VALUATION	
Net Other Adj	582,627
Replace Cost	39,730
Year Built	622,356
Effective Year Built	1964
Depreciation Code	1995
Remodel Rating	G
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	460,500
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
SHD1	Shed	L	48	21.00	1980	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,600	2,600	2,600	173.25	450,440
BSM	Basement	0	2,536	507	34.64	87,836
DCK	Deck	0	280	28	17.32	4,851
FGR	Garage	0	550	220	69.30	38,114
FOP	Open Porch	0	56	8	24.75	1,386
Ttl Gross Liv / Lease Area		2,600	6,022	3,363		582,627

