

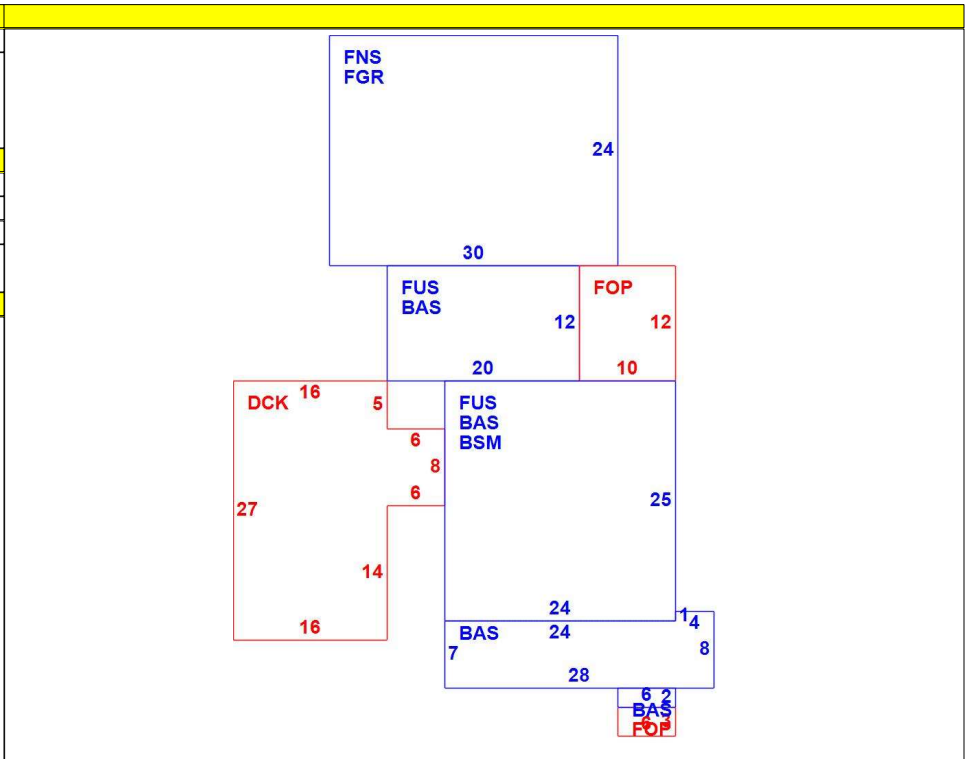
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT					905 DUXBURY, MA							
NEVINS SUSAN H TRUSTEE SUSAN H NEVINS REVOCABLE TRU 211 DEPOT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed											
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	471,100	471,100											
				0	Heavy			RES LAND	1010	532,900	532,900											
								RESIDNTL	1010	8,700	8,700											
SUPPLEMENTAL DATA																						
Alt Prcl ID				Cyclical 9																		
Scnd Home				Exemption																		
Tax Class T				W																		
Tot Fin Area 2576				District																		
Total Acres 1.048				Res Exem																		
Chapter Lan																						
GIS ID F_877148_2837602				Assoc Pid#																		
Total										1,012,700	1,012,700											
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
NEVINS SUSAN H TRUSTEE			52677	314	04-29-2020		U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
NEVINS SUSAN H			44229	0015	04-15-2014		U	I			1	1A	2023	1010	357,400	2022	1010	326,700	2021	1010	294,000	
NEVINS SUSAN H			39524	0099	01-10-2011		U	I			1	1F		1010	633,800		1010	488,700		1010	407,200	
NEVINS SUSAN H			35250	0176	10-31-2007		U	I			1	1F		1010	6,300		1010	6,300		1010	3,500	
WATERS SUSAN H			18469	0123	04-27-2000		Q	I			295,000	00										
Total										997,500	Total		821,700	Total		704,700						
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																						
Nbhd		Nbhd Name			B		Tracing			Batch												
0080																						
NOTES																						
BUILDING PERMIT RECORD																						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpose/Result				
QPO-20-9	05-05-2020	MN	Maintenance	12,881		100	06-25-2020	STRIP & REROOF					11-01-2016	JLF	10	1	00	Measure & Listed				
286	09-14-2007	NC	New Construct	140,000	07-16-2008	100		720'FOUND,262'CONNEC					10-21-2016	JLF	10		01	Measure - No Entry				
236	05-14-2003	AD	Addition	50,000	12-23-2003	100		24 X 30 DETCHD GARAG					04-12-2013	VGS			20	Field Review				
160	04-29-2003	DM	Demolish	3,000	12-23-2003	100		DEMO GARAGE					07-16-2008	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	40,000	SF	8.75	1.00000	5	1.00	0080	1.503			1.0002	13.15	526,100					
1	1010	Single Family	RC	Residual	0.130	AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.20	6,800					
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value					532,900				

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	600	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	600				

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

COST / MARKET VALUATION		
Net Other Adj		636,467
Replace Cost		27,115
Year Built		663,583
Effective Year Built		1932
Depreciation Code		1992
Remodel Rating		G
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnld		471,100
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
GNR	GENERATOR	L	1	12400.00	2013	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	1,052	1,052	1,052	210.96	221,930
BSM	Basement	0	600	120	42.19	25,315
DCK	Deck	0	480	48	21.10	10,126
FGR	Garage	0	720	288	84.38	60,757
FNS	Finished 90% Story	648	720	648	189.86	136,702
FOP	Open Porch	0	138	21	32.10	4,430
FUS	Finished Upper Story	840	840	840	210.96	177,207
Ttl Gross Liv / Lease Area		2,540	4,550	3,017		636,467

