

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JOHNSON NIGEL P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
JOHNSON NICOLA D			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	414,500	414,500
PO BOX 1270				0 Medium		RES LAND	1010	587,100	587,100
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2180 Total Acres 2.718 Chapter Lan			Cyclical 9 Exemption W District Res Exem				
GIS ID F_878421_2835613		Assoc Pid#							
Total							1,001,600		1,001,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
JOHNSON NIGEL P		14464 0231	06-26-1996	Q	I	277,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	315,200	2022	1010	288,300		
									1010	723,400		1010	561,600		
								Total		1,038,600		Total		849,900	
								Total				Total		728,400	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

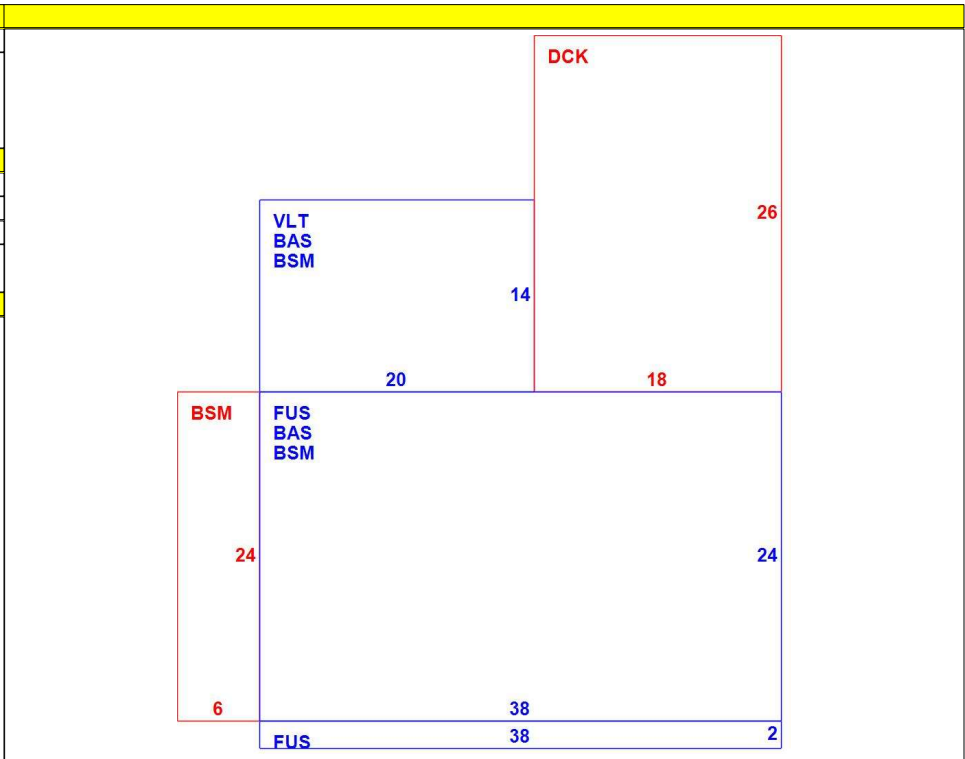
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	414,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	587,100
Special Land Value	0
Total Appraised Parcel Value	1,001,600
Valuation Method	C
Total Appraised Parcel Value	1,001,600

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
									07-03-2018	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									07-29-2008	BSB			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	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0080	1.503			13.15	526,100	
1	1010	Single Family	RC	Residual	1.802 AC	35,000.00	0.64397	5	1.00	0080	1.503			0.78	61,000	
Total Card Land Units					2.72 AC	Parcel Total Land Area					2.72	Total Land Value				587,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1336	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			540,690
Interior Floor 2			Net Other Adj		27,115
Heat Fuel	03	Gas	Replace Cost		567,805
Heat Type	05	Hot Water	Year Built		1981
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		414,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1336		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,192	1,192	1,192	215.59	256,979	
BSM	Basement	0	1,336	267	43.08	57,561	
DCK	Deck	0	468	47	21.65	10,133	
FUS	Finished Upper Story	988	988	988	215.59	212,999	
VLT	Vaulted Ceiling	0	280	14	10.78	3,018	
Ttl Gross Liv / Lease Area		2,180	4,264	2,508		540,690	

