

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NULAND JAMES G JR			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
318 WASHINGTON ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	461,600	461,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	923,300	923,300		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1961 Total Acres .19 Chapter Lan GIS ID F_880815_2838102		Cyclical Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	16,000	16,000		
						Total		1,400,900	1,400,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NULAND JAMES G JR & CHRISTOPHER		58373 23	10-18-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
NULAND JAMES G JR		48696 0253	07-21-2017	U	I	714,000	1	2023	1010	458,400	2022	1010	413,100	
AIGLER WENONAH WILD		12835 0333	04-28-1994	Q	I	369,000	00		1010	779,900		1010	526,600	
									1010	12,300		1010	12,300	
						Total		1,250,600	Total		952,000	Total		913,600

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

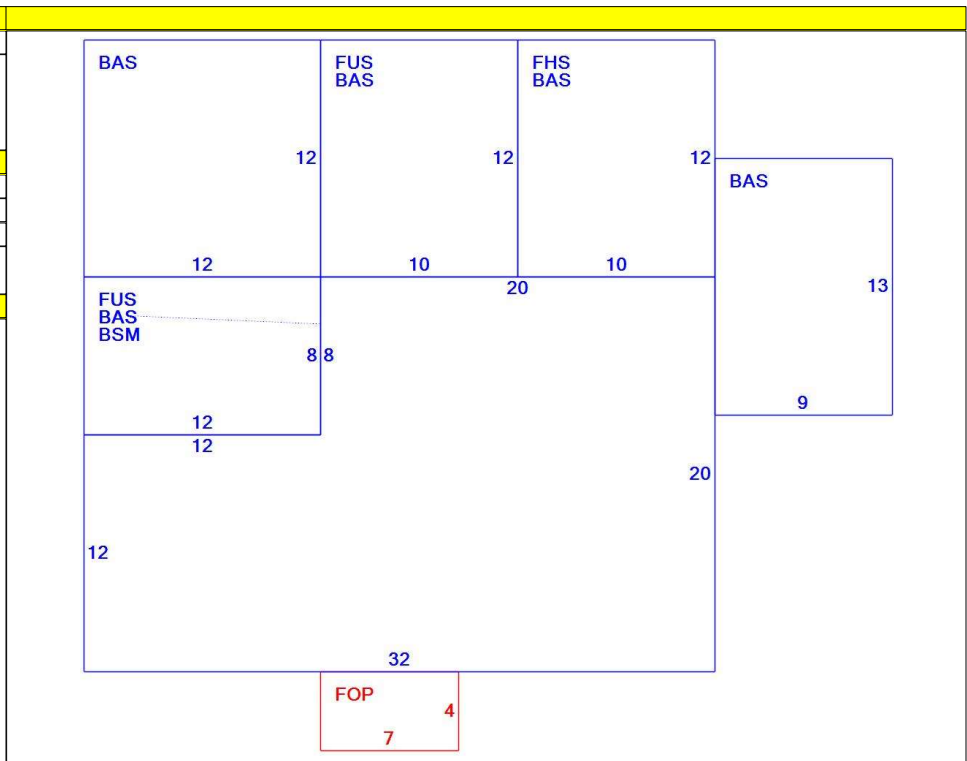
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			461,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			16,000
Appraised Land Value (Bldg)			923,300
Special Land Value			0
Total Appraised Parcel Value			1,400,900
Valuation Method			C
Total Appraised Parcel Value			1,400,900

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
2017-267	08-16-2017	RM	Remodel	132,000	04-18-2018	100		RM TWO BATHROOMS, CREAT	04-18-2018	SJD	9	1	07	Measure - Info @ Door
2016-235	11-16-2016	MN	Maintenance	9,050		100		REPLACE 3 WINDOWS AND 1	04-12-2013	VGS			20	Field Review
31	04-18-2006	MN	Maintenance	5,000		100		ROOF	08-05-2008	BSB		1	00	Measure & Listed
13169	05-10-1994	DM	Demolish	1,000		100		REM 7X16 ADD TO GAR						

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	8,276 SF	30.47	1.00000	5	1.00	0090	3.661		1.0000	111.56	923,300
Total Card Land Units					0.19 AC	Parcel Total Land Area					0.19	Total Land Value			923,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	544	
Model	01	Residential	Bsmt Type	03	Partial
Grade	07	Very Good	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		502,472
Interior Floor 2			Replace Cost		28,160
Heat Fuel	03	Gas	Year Built		530,632
Heat Type	05	Hot Water	Effective Year Built		1800
AC Type	03	Central	Depreciation Code		2008
Bedrooms	3		Remodel Rating		R
Full Baths	3		Year Remodeled		04
Half Baths	0		Depreciation %		2017
Extra Fixtures	2		Functional Obsol		13
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		461,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	04	Brick	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	544		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
FGR1	Garage - 1 Sto	L	440	52.00	1985	A	70	C	1.00	16,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,141	1,141	1,141	242.27	276,432
BSM	Basement	0	544	109	48.54	26,408
FHS	Finished Half Story	60	120	60	121.14	14,536
FOP	Open Porch	0	28	4	34.61	969
FUS	Finished Upper Story	760	760	760	242.27	184,127
Ttl Gross Liv / Lease Area		1,961	2,593	2,074		502,472

