

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NICHOLS THOMAS B			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
NICHOLS MARYLISA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	401,200	401,200
22 PARTRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	1,363,000	1,363,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2366 Total Acres 2.498 Chapter Lan			Cyclical 9 Exemption W District Res Exem	RESIDNTL	1010	2,800	2,800
GIS ID F_880045_2836877		Assoc Pid#			Total		1,767,000	1,767,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NICHOLS THOMAS B		LCC 126898	06-01-2018	Q	I	812,500	00	Year	Code	Assessed	Year	Code	Assessed
WARRINGTON CAROL H		0478 0130	07-01-1999	U	I	1	1A	2023	1010	301,600	2022	1010	253,000
WARRINGTON CAROL H		LCC 95730	07-01-1999	U	I	1	1A		1010	1,188,700		1010	809,700
WARRINGTON ROBERT T		83677 340569	10-09-1992	Q	I	295,000	00		1010	1,900		1010	1,900
Total								Total		1,492,200	Total		1,064,600
								Total			Total		944,300

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)			401,200
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,800
Appraised Land Value (Bldg)			1,363,000
Special Land Value			0
Total Appraised Parcel Value			1,767,000
Valuation Method			C
Total Appraised Parcel Value			1,767,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES									

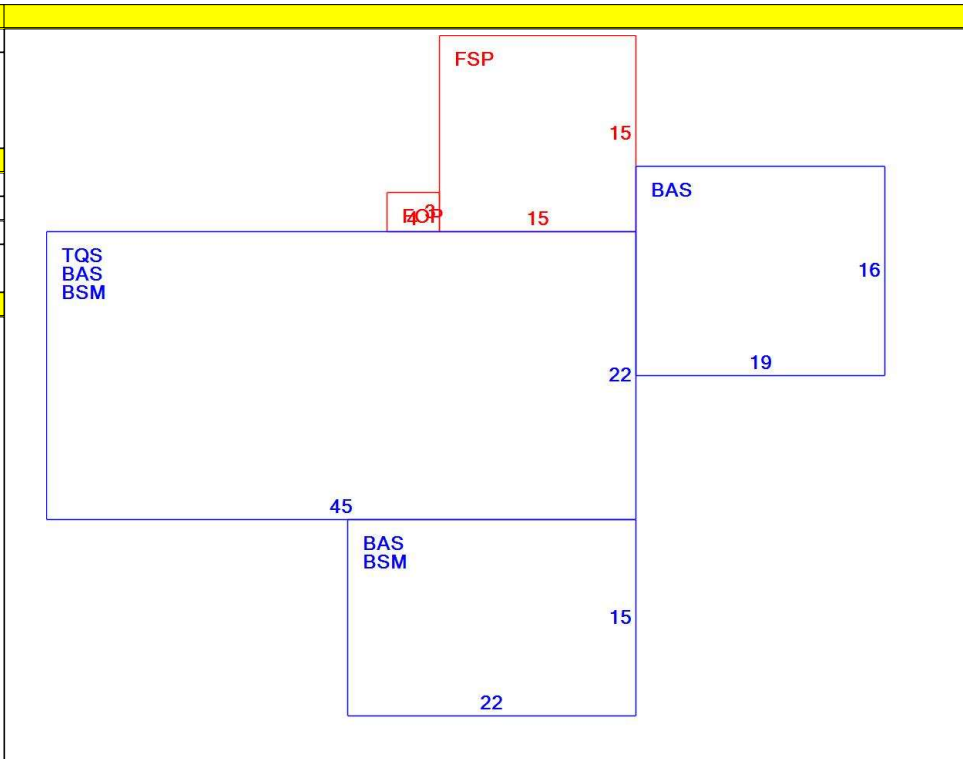
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									10-11-2016	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									06-18-2008	BSB		1	00	Measure & 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	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.580	AC 35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	74,300
1	1010	Single Family	WP	Undevelop	1.000	AC 2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.17	7,300
Total Card Land Units					2.50	AC	Parcel Total Land Area					2.50	Total Land Value		1,363,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1320	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
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	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	280				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1320				

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

COST / MARKET VALUATION		
Net Other Adj		545,500
Replace Cost		35,880
Year Built		1952
Effective Year Built		1990
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		31
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		69
Cns Sect Rcnd		401,200
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	192	21.00	1968	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,624	1,624	1,624	203.70	330,804
BSM	Basement	0	1,320	264	40.74	53,776
FOP	Open Porch	0	12	2	33.95	407
FSP	Screened Porch	0	225	45	40.74	9,166
TQS	Three Quarter Story	743	990	743	152.88	151,347
Ttl Gross Liv / Lease Area		2,367	4,171	2,678		545,500

