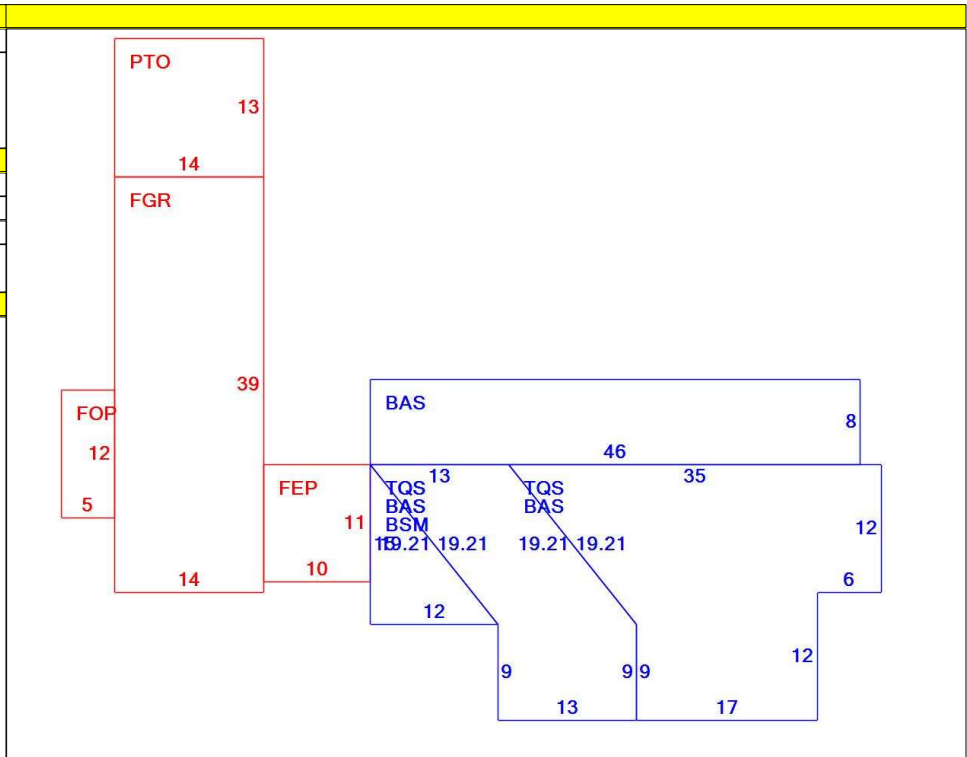


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
NOLAN COLIN M TT NOLAN FAMILY IRREVOCABLE TRUS 112 BAY ROAD DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed							
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	384,400	384,400							
		SUPPLEMENTAL DATA			0	Heavy				RES LAND	1010	567,500	567,500						
		Alt Prcl ID		Cyclical		7				RESIDNTL	1010	27,900	27,900						
		Scnd Home		Exemption						Total		979,800	979,800						
		Tax Class T		W		District													
		Tot Fin Area 2069		Res Exem															
		Total Acres .63		Chapter Lan															
		GIS ID F_876714_2833770		Assoc Pid#															
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
NOLAN COLIN M TT			38840 0064		08-12-2010	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
											2023	1010	286,400	2022	1010	238,600	2021	1010	237,200
												1010	554,600		1010	469,300		1010	415,900
												1010	18,200		1010	18,200		1010	18,200
			Total								Total		859,200	Total		726,100	Total		671,300
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			Appraised Bldg. Value (Card)				384,400		
0070													Appraised Xf (B) Value (Bldg)				0		
												Appraised Ob (B) Value (Bldg)				27,900			
												Appraised Land Value (Bldg)				567,500			
												Special Land Value				0			
												Total Appraised Parcel Value				979,800			
												Valuation Method				C			
												Total Appraised Parcel Value				979,800			
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		
												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	27,443 SF	11.91	1.00000	5	1.00	0070	1.389				V125	1.2500	20.68	567,500	
Total Card Land Units					0.63	AC	Parcel Total Land Area					0.63	Total Land Value					567,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	312	
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	10	Wood Shingle			
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	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
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	312				

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

COST / MARKET VALUATION		
Net Other Adj		536,997
Replace Cost		20,150
Year Built		557,147
Effective Year Built		1947
Depreciation Code		1990
Remodel Rating		A
Year Remodeled		
Depreciation %		31
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		69
Cns Sect Rcnld		384,400
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
BRN9	Barn - Liv Area	L	314	123.00	1960	A	70	C	1.00	27,000
SHD1	Shed	L	60	21.00	2000	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	220.71	295,757
BSM	Basement	0	312	62	43.86	13,684
FEP	Finished Enclosed Porch	0	110	66	132.43	14,567
FGR	Garage	0	546	218	88.12	48,116
FOP	Open Porch	0	60	9	33.11	1,986
PTO	Patio	0	182	9	10.91	1,986
TQS	Three Quarter Story	729	972	729	165.54	160,901
Ttl Gross Liv / Lease Area		2,069	3,522	2,433		536,997



112 BAY RD

