

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NIEDRINGHAUS RICHARD L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
SIMMONS CYNTHIA F			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	308,500	308,500
30 STANDISH ST		SUPPLEMENTAL DATA			RES LAND	1010	360,100	360,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1545 Total Acres .19 Chapter Lan GIS ID F_878097_2834186			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,300	12,300
						Total		680,900	680,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NIEDRINGHAUS RICHARD L		28215 0174	05-14-2004	Q	I	555,000	00	Year	Code	Assessed	Year	Code	Assessed	
DRISCOLL TIMOTHY		22551 0205	08-01-2002	Q	I	499,000	00	2023	1010	239,900	2022	1010	199,900	
ELDREDGE WILLIAM S		16552 0066	08-28-1998	Q	I	299,000	00		1010	414,800		1010	317,300	
									1010	8,800		1010	8,800	
						Total		663,500	Total		526,000	Total		472,300

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)	308,500		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	12,300		
Appraised Land Value (Bldg)	360,100		
Special Land Value	0		
Total Appraised Parcel Value	680,900		
Valuation Method	C		
Total Appraised Parcel Value	680,900		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES							
DUCTLESS HOT AIR=SPACE HEATER							

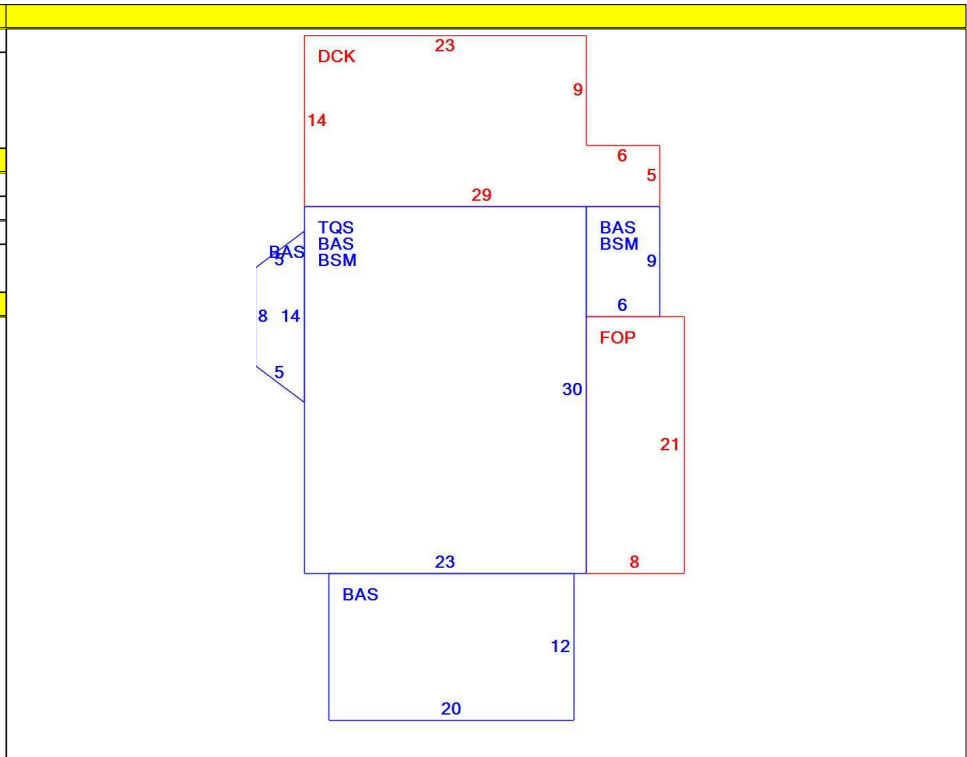
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-23	10-11-2022	MN	Maintenance	13,666		100	10-11-2022	NEW ROOF	04-12-2013	VGS			20	Field Review
QP-19-205	09-03-2019	MN	Maintenance	3,500		100		ROOF & WOOD SIDING	01-09-2007	KP		1	00	Measure & Listed
14742	11-20-1997	MN	Maintenance	2,000		100		STRIP & REROOF						
12917	08-25-1993	MN	Maintenance	2,500	06-10-1996	100		STRIP&REROOF HOUSE						

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	0080	1.503	TRAFFIC COMM REAR	E95	0.9500	43.51	360,100
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			360,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	744	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	500				
FBM Quality	02	Low Quality			
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	744				

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

COST / MARKET VALUATION	
Net Other Adj	426,678
Replace Cost	33,785
Year Built	460,463
Effective Year Built	1850
Depreciation Code	1988
Remodel Rating	A
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnld	308,500
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
BRN1	Barn - 1 Story	L	450	39.00	1985	A	70	C	1.00	12,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,028	1,028	1,028	243.12	249,929
BSM	Basement	0	744	149	48.69	36,225
DCK	Deck	0	352	35	24.17	8,509
FOP	Open Porch	0	168	25	36.18	6,078
TQS	Three Quarter Story	518	690	518	182.52	125,937
Ttl Gross Liv / Lease Area		1,546	2,982	1,755		426,678



30 STANDISH ST

