

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MANTON KIRSTEN NIELSEN TT NIELSEN TRUST PO BOX 1973 DUXBURY MA 02331		8 Sloping	0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed		
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	205,300	205,300		
		SUPPLEMENTAL DATA				RES LAND	1090	1,310,900	1,310,900		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5813 Total Acres 1.148 Chapter Lan GIS ID F_878392_2833253				Cyclical Exemption W District Res Exem	9	RESIDNTL	1090	7,800	7,800
						Total		1,524,000	1,524,000		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANTON KIRSTEN NIELSEN TT	3955 493	12-21-1973	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
							2023	1090	157,100	2022	1090	128,900	2021	1090	130,400
								1090	1,143,500		1090	778,000		1090	657,100
								1090	5,200		1090	5,200		1090	5,200
							Total		1,305,800	Total		912,100	Total		792,700

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	205,300		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	7,800		
Appraised Land Value (Bldg)	1,310,900		
Special Land Value	0		
Total Appraised Parcel Value	1,524,000		
Valuation Method	C		
Total Appraised Parcel Value	1,524,000		

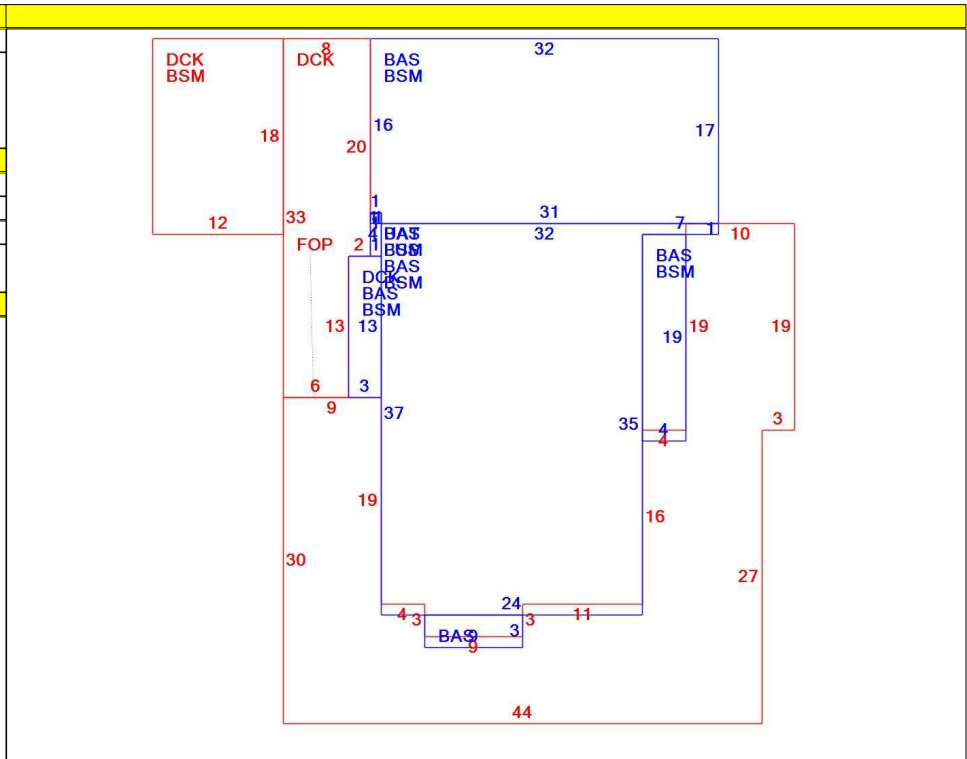
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

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
094	10-10-2010 07-28-2006	RM MN	Remodel Maintenance	12,000	06-10-1996	100 100		ALL OVER ROOF		11-02-2018 04-12-2013 07-22-2008	SJD VGS BSB	10	1 1	00 20 00	Measure & Listed Field Review 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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400
1	1090	Multi Houses	RC	Residual	0.230 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	29,500
Total Card Land Units					1.15 AC	Parcel Total Land Area					1.15	Total Land Value			1,310,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1748	
Model	01	Residential	Bsmt Type	03	Partial
Grade	03	Average	Unfin Area		
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			449,573
Interior Floor 2			Net Other Adj		8,500
Heat Fuel	04	Electric	Replace Cost		458,072
Heat Type	07	Radiant-Elec.	Year Built		1890
AC Type	01	None	Effective Year Built		1944
Bedrooms	3		Depreciation Code		VP
Full Baths	0		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		70
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		30
Gas Fireplaces	0		Cns Sect Rcnd		137,400
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1748		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

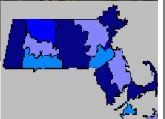


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
PTO	Patio	L	744	15.00	1980	A	70	C	1.00	7,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,559	1,559	1,559	144.65	225,509
BSM	Basement	0	1,748	350	28.96	50,628
DCK	Deck	0	493	49	14.38	7,088
FOP	Open Porch	0	994	149	21.68	21,553
FUS	Finished Upper Story	870	870	870	144.65	125,846
UAT	Unfinished Attic	0	870	131	21.78	18,949
Ttl Gross Liv / Lease Area		2,429	6,534	3,108		449,573

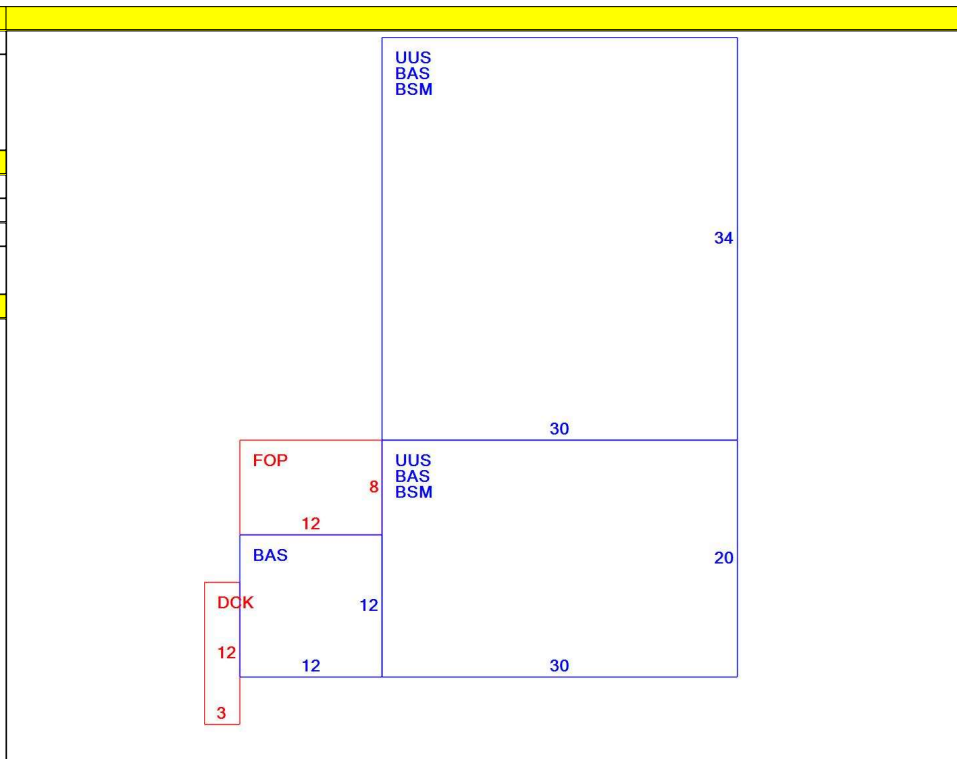


90 STANDISH ST



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MANTON KIRSTEN NIELSEN TT NIELSEN TRUST PO BOX 1973 DUXBURY MA 02331		8	Sloping	0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	205,300	205,300							
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical		9		RES LAND	1090	1,310,900	1,310,900							
		Scnd Home		Exemption		W		RESIDNTL	1090	7,800	7,800									
		Tax Class T		District		Res Exem		Total		1,524,000	1,524,000									
		Tot Fin Area 5813		Assoc Pid#																
		Total Acres 1.148																		
		Chapter Lan																		
		GIS ID F_878392_2833253																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MANTON KIRSTEN NIELSEN TT		3955	493	12-21-1973		U	I			1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2023	1090	157,100	2022	1090	128,900	2021	1090	130,400
													1090	1,143,500		1090	778,000		1090	657,100
													1090	5,200		1090	5,200		1090	5,200
		Total										Total		1,305,800	Total		912,100	Total		792,700
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY								
												Appraised Bldg. Value (Card)				205,300				
												Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				7,800				
												Appraised Land Value (Bldg)				1,310,900				
												Special Land Value				0				
												Total Appraised Parcel Value				1,524,000				
												Valuation Method				C				
												Total Appraised Parcel Value				1,524,000				
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					
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				
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area				1.15	Total Land Value				0				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	2640	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	06	Mansard	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			390,423
Interior Floor 2			Net Other Adj		9,000
Heat Fuel	00	None	Replace Cost		399,423
Heat Type	01	None	Year Built		1890
AC Type	01	None	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	4		Functional Obsol		50
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		17
Gas Fireplaces	0		Cns Sect Rcnld		67,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	5		Misc Imp Ovr Comment		
Bsmt Area	2640		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	1,764	1,764	1,764	133.89	236,182	
BSM	Basement	0	1,620	324	26.78	43,380	
DCK	Deck	0	36	4	14.88	536	
FOP	Open Porch	0	96	14	19.53	1,874	
UUS	Unfinished Upper Story	0	1,620	810	66.95	108,451	
Ttl Gross Liv / Lease Area		1,764	5,136	2,916		390,423	

