

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NICKERSON MORGAN TWOMEY NICKERSON JEAN BUTLER 261 CRESCENT ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,463,100	1,463,100
				0	Medium			RES LAND	1010	1,185,100	1,185,100
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2960 Total Acres .589 Chapter Lan GIS ID F_878297_2831942				Cyclical 9 Exemption W District Res Exem Assoc Pid#							
									Total	2,648,200	2,648,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NICKERSON MORGAN TWOMEY		54072 55	12-23-2020	Q	I	1,795,000	00	Year	Code	Assessed	Year	Code	Assessed	
TRIEBEL OLIVER		40108 0005	07-11-2011	U	I	387,000	1E	2023	1010	1,091,600	2022	1010	910,400	
WINDLE WILLIAM W TT		34096 0328	02-09-2007	Q	I	520,000	00		1010	1,032,900	2021	1010	704,900	
									Total	2,124,500	Total	1,615,300	Total	1,062,700

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)	1,463,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,185,100
Special Land Value	0
Total Appraised Parcel Value	2,648,200
Valuation Method	C
Total Appraised Parcel Value	2,648,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES									

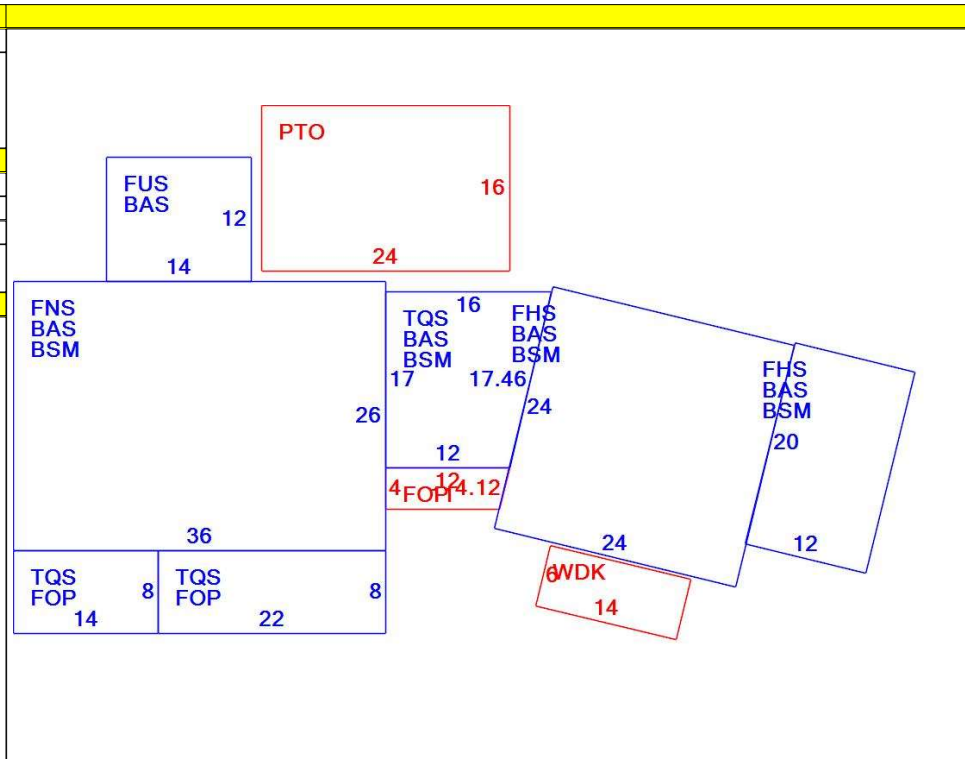
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2014-50	04-24-2014	MN	Maintenance	5,000	07-16-2015	100		INSTALL 2 REPLACEMENT WIN	01-30-2018	JLF			30	Quality Control
147	08-08-2011	NC	New Construct	190,000	07-16-2015	100		SFAM/BP2007-361	07-16-2015	JLF	5	1	00	Measure & Listed
112	07-20-2011	MN	Maintenance	13,000	08-13-2013	100		SIDING	01-07-2014	JLF	1	1	00	Measure & Listed
29	01-14-2008	AD	Addition	43,000	07-16-2015	100		336'AD,288'FINISH2ND	08-13-2013	BH			01	Measure - No Entry
361	11-09-2007	NC	New Construct	340,000	07-16-2015	100		1ST&2ND 3172 GAR816	04-12-2013	VGS			20	Field Review
358	11-06-2007	DM	Demolish	11,000		100		EXISTING DWELLING	05-20-2009	KP-		4	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	25,667	SF	12.61	1.00000	5	1.00	0090	3.661		1.0000	46.17	1,185,100
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			1,185,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1346	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	3				
Bsmt Area	1346				

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

COST / MARKET VALUATION	
Net Other Adj	1,526,535
Replace Cost	63,750
Year Built	1,590,284
Effective Year Built	2008
Depreciation Code	2013
Remodel Rating	VG
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	92
Cns Sect Rcnd	1,463,100
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,158	2,158	2,158	343.35	740,949
BSM	Basement	0	1,990	398	68.67	136,653
FHS	Finished Half Story	408	816	408	171.68	140,087
FNS	Finished 90% Story	842	936	842	308.87	289,101
FOP	Open Porch	0	334	50	51.40	17,168
FUS	Finished Upper Story	168	168	168	343.35	57,683
PTO	Patio	0	384	19	16.99	6,524
TQS	Three Quarter Story	395	526	395	257.84	135,623
WDK	Deck	0	84	8	32.70	2,747
Ttl Gross Liv / Lease Area		3,971	7,396	4,446		1,526,535

