

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
GRASSELLI NICHOLAS AND GRASS 23 EAGLES NEST RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		533,400	533,400
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010		1,653,600	1,653,600
Alt Prcl ID		Cyclical		9								
Scnd Home		Exemption										
Tax Class		W										
Tot Fin Area		District										
Total Acres		Res Exem										
Chapter Lan		Assoc Pid#										
GIS ID		F_880541_2831767										
Total									2,195,700	2,195,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GRASSELLI NICHOLAS AND GRASSELLI		LCC	130587	08-12-2020	U	I	1,200,000	1	Year	Code	Assessed	Year	Code	Assessed
MORGAN MARJORIE S TR JOEL P GREE		LCC	70432	11-29-1984	Q	I	153,000	00	2023	1010	396,500	2022	1010	329,700
										1010	1,501,600		1010	1,031,700
										1010	6,300		1010	6,300
Total									1,904,400	Total	1,367,700	Total	1,380,700	

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total			0.00						Appraised Bldg. Value (Card)	533,400			
									Appraised Xf (B) Value (Bldg)	0			
									Appraised Ob (B) Value (Bldg)	8,700			
									Appraised Land Value (Bldg)	1,653,600			
									Special Land Value	0			
									Total Appraised Parcel Value	2,195,700			
									Valuation Method	C			
Total									1,904,400	Total	1,367,700	Total	1,380,700

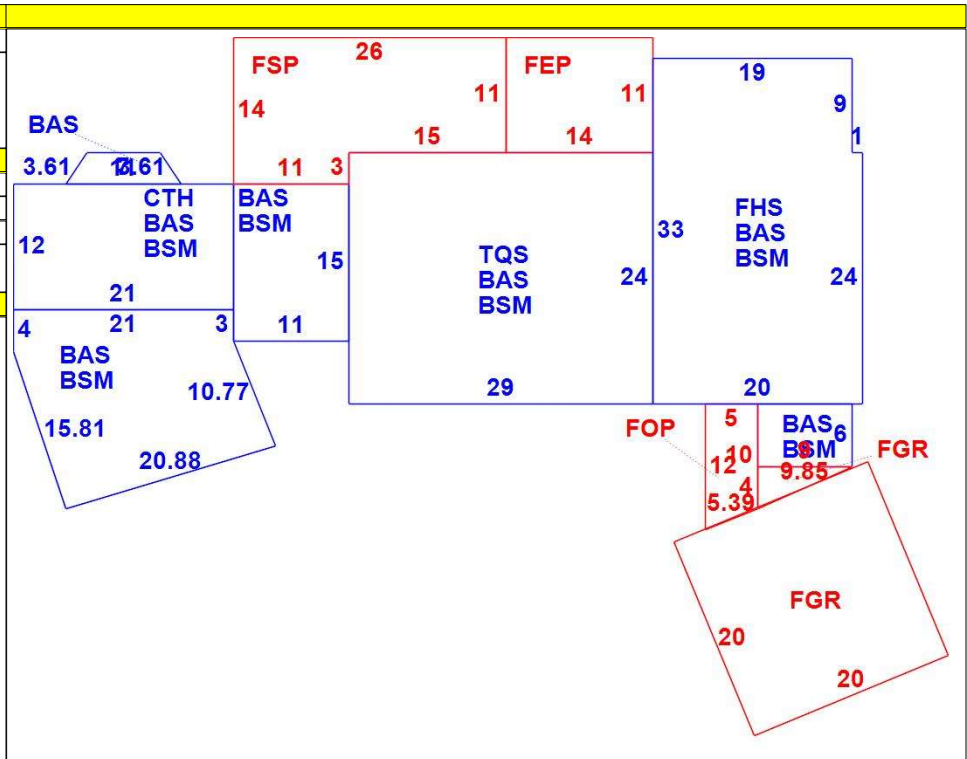
ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name	B		Tracing		Batch	
0090							

NOTES												
320 FT FRONTAGE												
3 BED HOUSE - 4 BED TITLE 5												
Total Appraised Parcel Value 2,195,700												

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-21-19	08-19-2021	MN	Maintenance	3,000		100	08-19-2021	Weatherization & air sealing.	05-24-2021	SJD	9	1	00	Measure & Listed
QP-19-153	06-20-2019	MN		5,200		100		ROOF	04-12-2013	VGS			20	Field Review
2018-65	04-26-2018	MN	Maintenance	21,436		100		REROOF AND REBUILD CHIMN	10-02-2012	KP	6		30	Quality Control
12526	09-03-1992	AD	Addition	40,000	01-01-1993	100		1STY ADD 12X16,31X21	01-31-2011	KP		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		V115	1.1500	36.84	1,473,600
1	1010	Single Family	RC	Residual	2.330	AC 35,000.00	0.54901	5	1.00	0090	3.661			1.0000	1.61	163,900
1	1010	Single Family	WP	Undevelop	2.200	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	16,100
Total Card Land Units					5.45	AC	Parcel Total Land Area					5.45	Total Land Value			1,653,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2164	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	85.00	Partial
Stories	1.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			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	Net Other Adj		708,838
Interior Floor 2			Replace Cost		21,840
Heat Fuel	03	Gas	Year Built		730,678
Heat Type	04	Forced Air-Duc	Effective Year Built		1951
AC Type	06	Partial	Depreciation Code		1994
Bedrooms	3		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		533,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2164		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
GNR	GENERATOR	L	1	12400.00	2000	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,191	2,191	2,191	185.17	405,712
BSM	Basement	0	2,164	433	37.05	80,179
CTH	Cathedral Ceiling	0	252	25	18.37	4,629
FEP	Finished Enclosed Porch	0	154	92	110.62	17,036
FGR	Garage	0	418	167	73.98	30,924
FHS	Finished Half Story	326	651	326	92.73	60,366
FOP	Open Porch	0	55	8	26.93	1,481
FSP	Screened Porch	0	319	64	37.15	11,851
TQS	Three Quarter Story	522	696	522	138.88	96,660
Ttl Gross Liv / Lease Area		3,039	6,900	3,828		708,838

