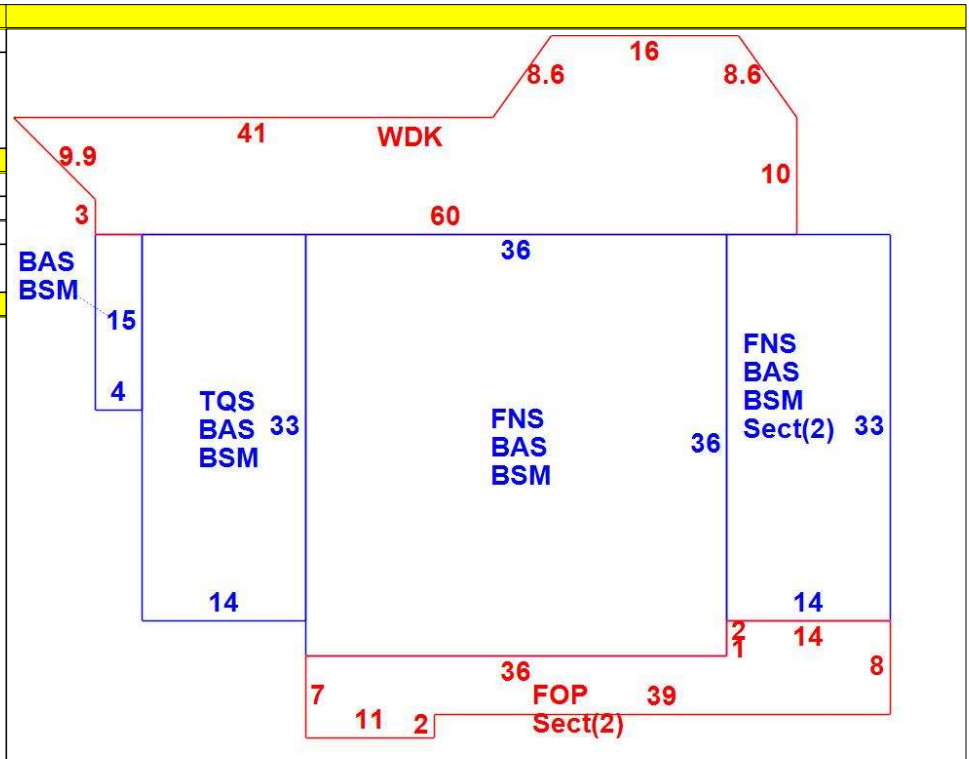


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
Description		Code		Appraised		Assessed													
NAHMIAS MATTHEW		0	Water	0	Cul-De-Sac	0	Average	RESIDENTIAL		1010	1,051,700	1,051,700							
NAHMIAS ASHLEY		0	No Sewer	0	Paved	0	Average	RES LAND		1010	1,239,500	1,239,500							
52 HORNBEAM RD		<b>SUPPLEMENTAL DATA</b>																	
DUXBURY MA 02332		Alt Prcl ID		Cyclical		9								<b>VISION</b>					
		Scnd Home		Exemption															
		Tax Class T		W															
		Tot Fin Area 4209		District															
		Total Acres .789		Res Exem															
		Chapter Lan																	
		GIS ID F_879194_2833963		Assoc Pid#															
										Total		2,291,200	2,291,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
NAHMIAS MATTHEW		LCC	131530	02-08-2021		U	I			1,150,000		1A	Year	Code	Assessed	Year	Code	Assessed	
NAHMIAS ROBERT		LCC	90665	12-09-1996		Q	I			450,000		00	2023	1010	792,800	2022	1010	440,100	
KOPPANG WILLIAM R		LCC	82389	12-31-1991		Q	I			415,000		00		1010	1,082,500		1010	742,600	
																	1010	619,700	
																	1010	17,500	
													Total	1,875,300	Total	1,182,700	Total	1,040,000	
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)				1,051,700					
0090										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				0					
										Appraised Land Value (Bldg)				1,239,500					
										Special Land Value				0					
										Total Appraised Parcel Value				2,291,200					
										Valuation Method				C					
										Total Appraised Parcel Value				2,291,200					
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		
BPO-21-416	10-06-2021	BP	Bldg Permit	375,000	05-25-2022	100		Construct a new master suite wit				05-25-2022	SJT	5		05	Measure - Under Construct		
162	10-13-2010	MN	Maintenance	6,000		100		STRIP & REROOF				05-19-2021	SJD	9	1	07	Measure - Info @ Door		
332	10-22-2007	AD	Addition	44,000		100		5X14 ADD,REMODEL 416				04-12-2013	VGS			20	Field Review		
11585	05-17-1990	AD	Addition			100		DECK				08-19-2008	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	34,412 SF	9.84	1.00000	5	1.00	0090	3.661			1.0000	36.02	1,239,500			
Total Card Land Units					0.79	AC	Parcel Total Land Area					0.79	Total Land Value			1,239,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1818	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	1.90				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	12				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1008				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1818				

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

COST / MARKET VALUATION		
Net Other Adj		829,357
Replace Cost		77,760
Year Built		1,133,287
Effective Year Built		1972
Depreciation Code		2012
Remodel Rating		R
Year Remodeled		
Depreciation %	9	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	91	
Cns Sect Rcnd		825,500
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

**BUILDING SUB-AREA SUMMARY SECTION**

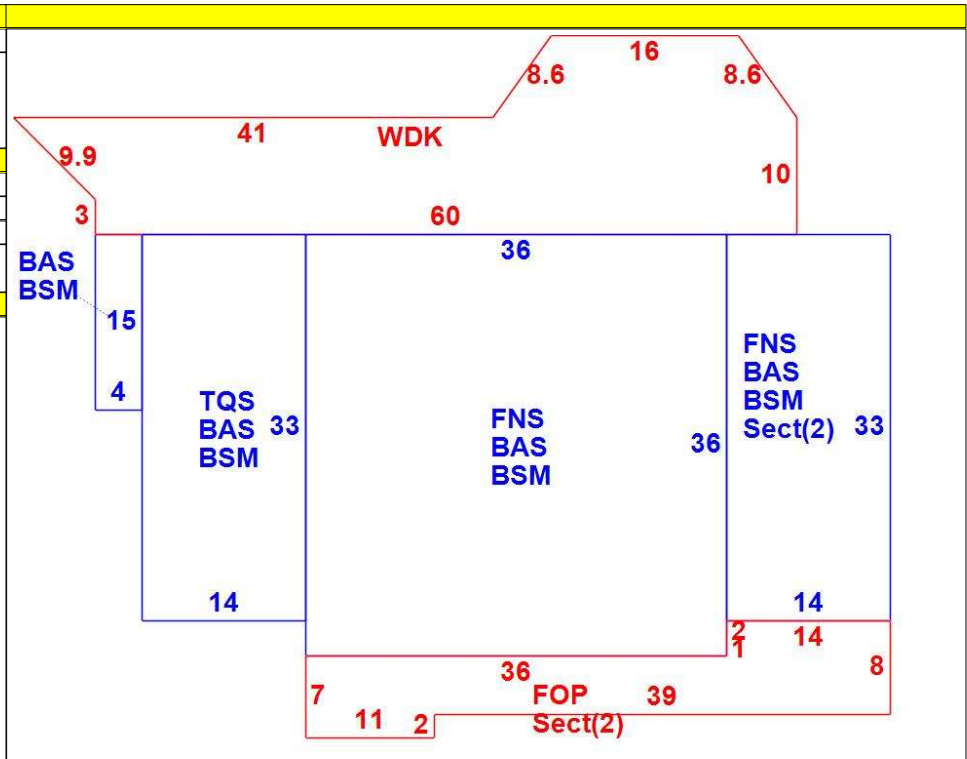
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,818	1,818	1,818	219.87	399,727
BSM	Basement	0	1,818	364	44.02	80,033
FNS	Finished 90% Story	1,166	1,296	1,166	197.82	256,371
TQS	Three Quarter Story	347	462	347	165.14	76,296
WDK	Deck	0	772	77	21.93	16,930
Ttl Gross Liv / Lease Area		3,331	6,166	3,772		829,357



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
NAHMIAS MATTHEW NAHMIAS ASHLEY 52 HORNBEAM RD DUXBURY MA 02332			0 Water 0 No Sewer	0 Cul-De-Sac 0 Paved 0 Light	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION				
<b>SUPPLEMENTAL DATA</b>																
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4209 Total Acres .789 Chapter Lan GIS ID F_879194_2833963			Cyclical 9 Exemption W District Res Exem Assoc Pid#													
						Total		2,291,200	2,291,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NAHMIAS MATTHEW NAHMIAS ROBERT KOPPANG WILLIAM R		LCC 131530 LCC 90665 LCC 82389	02-08-2021 12-09-1996 12-31-1991	U Q Q	I I I	1,150,000 450,000 415,000	1A 00 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	792,800	2022	1010	440,100	2021	1010	402,800
									1010	1,082,500		1010	742,600		1010	619,700
															1010	17,500
						Total		1,875,300		Total	1,182,700		Total	1,040,000		
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
Subject has 5 Bedrooms. BOH shows permitted for 5 bedrooms.																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
BPO-21-416	10-06-2021	BP	Bldg Permit	375,000	05-25-2022	100		Construct a new master suite wit	05-25-2022	SJT	5		05	Measure - Under Construct		
162	10-13-2010	MN	Maintenance	6,000		100		STRIP & REROOF	05-19-2021	SJD	9	1	07	Measure - Info @ Door		
332	10-22-2007	AD	Addition	44,000		100		5X14 ADD,REMODEL 416	04-12-2013	VGS			20	Field Review		
11585	05-17-1990	AD	Addition			100		DECK	08-19-2008	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	34,412 SF	9.84	1.00000	5	1.00	0090	3.661			1.0000	36.02	1,239,500
Total Card Land Units					0.79	AC	Parcel Total Land Area					0.79	Total Land Value			1,239,500



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	462	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	1.90				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		Code
Roof Cover	03	Asphalt	Condo Flr		Description
Interior Wall 1	05	Drywall	Condo Unit		Factor%
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			223,610
Interior Floor 2			Net Other Adj		2,560
Heat Fuel	03	Gas	Replace Cost		1,133,287
Heat Type	05	Hot Water	Year Built		2022
AC Type	03	Central	Effective Year Built		2021
Bedrooms	1		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		0
Total Rooms	1		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		100
Gas Fireplaces	0		Cns Sect Rcnd		226,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	462		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	462	462	462	219.87	101,581	
BSM	Basement	0	462	92	43.78	20,228	
FNS	Finished 90% Story	416	462	416	197.98	91,467	
FOP	Open Porch	0	314	47	32.91	10,334	
Ttl Gross Liv / Lease Area		878	1,700	1,017		223,610	

