

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NEVILLE WILLIAM W TRS (1/2 INT)			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
NEVILLE KATHERINE P TRS (1/2 INT)			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,873,300	1,873,300
PO BOX 1418		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	3,581,800	3,581,800
DUXBURY MA 02331		Alt Prcl ID Cyclical 9				RESIDNTL	1010	64,200	64,200
		Scnd Home Exemption W W							
		Tax Class T							
		Tot Fin Area 5349							
		Total Acres .5							
		Chapter Lan							
		GIS ID F_881987_2829800							
		Assoc Pid#							
						Total		5,519,300	5,519,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NEVILLE WILLIAM W TRS (1/2 INT)		28255 0004	05-20-2004	U	I	3,350,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
EMM INVESTMENT TRUST		15299 0164	07-03-1997	Q	I	850,000	00	2023	1010	1,425,000	2022	1010	1,304,000	2021	1010	881,900
									1010	3,774,900		1010	3,482,100		1010	2,967,800
									1010	39,800		1010	39,800		1010	39,800
								Total		5,239,700	Total		4,825,900	Total		3,889,500

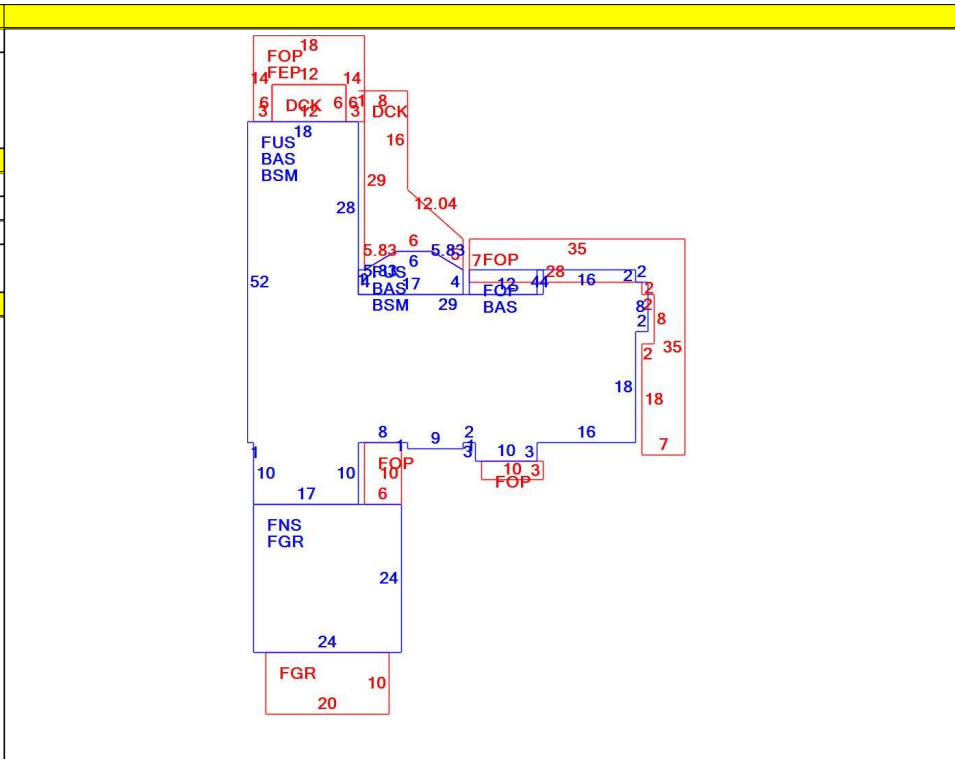
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total				0.00									
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,873,300			
0100									Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				64,200				
								Appraised Land Value (Bldg)				3,581,800				
								Special Land Value				0				
								Total Appraised Parcel Value				5,519,300				
								Valuation Method				C				
								Total Appraised Parcel Value				5,519,300				

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-23-14	05-30-2023	MN	Maintenance	202,600		100	05-30-2023	REPLACE SIDING AND TRIM	04-12-2013	VGS			20	Field Review	
20000474	12-04-2000	RM	Remodel	10,000	10-24-2002	100		SCREEN	10-24-2002	KP		1	00	Measure & Listed	
14948	05-19-1998	RM	Remodel	15,000	11-03-1998	100		FINISH BASEMENT							
14947	05-18-1998	NC	New Construct	16,500	11-03-1998	100		26X38 GNTE HTD POOL							
14813	02-17-1998	NC	New Construct	10,500	11-03-1998	100		OPEN DECKS-TRIANGULR							
14718	10-30-1997	NC	New Construct	296,000	11-03-1998	100		2STRY/GAR/PRCH/DECK							
14713	10-29-1997	DM	Demolish	4,000		100		DEMOLISH EXIST STRUC							

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	21,780 SF	14.38	1.00000	5	1.00	0100	3.519		W325	3.2500	164.45	3,581,800
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			3,581,800

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2406	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
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	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,978,644
Interior Floor 2			Net Other Adj		102,750
Heat Fuel	03	Gas	Replace Cost		2,081,394
Heat Type	05	Hot Water	Year Built		1997
AC Type	03	Central	Effective Year Built		2011
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		10
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	2		Percent Good		90
Gas Fireplaces	0		Cns Sect Rcnd		1,873,300
Sq Ft Fin Bsmt	680		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2406		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
SPL2	Ing Pool-Good	L	988	89.00	1998	A	70	C	1.00	61,600
SHD1	Shed	L	180	21.00	1997	A	70	C	1.00	2,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,454	2,454	2,454	308.20	756,323
BSM	Basement	0	2,406	481	61.61	148,244
DCK	Deck	0	323	32	30.53	9,862
FEP	Finished Enclosed Porch	0	180	108	184.92	33,286
FGR	Garage	0	776	310	123.12	95,542
FNS	Finished 90% Story	518	576	518	277.17	159,648
FOP	Open Porch	0	743	111	46.04	34,210
FUS	Finished Upper Story	2,406	2,406	2,406	308.20	741,529
Ttl Gross Liv / Lease Area		5,378	9,864	6,420		1,978,644



68 SAMOSET RD

