

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NELSON ANDREW J JR			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
NELSON MICHAEL C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	341,900	341,900
27 STANDISH ROAD				0 Light		RES LAND	1010	875,300	875,300
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	16,700	16,700
Alt Prcl ID		Cyclical 9							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1820		District							
Total Acres .18		Res Exem							
Chapter Lan									
GIS ID F_880856_2828944		Assoc Pid#							
Total							1,233,900	1,233,900	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NELSON ANDREW J JR		27277 0328	12-23-2003	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	259,200	2022	1010	236,900	2021	1010	192,000
									1010	1,057,800		1010	952,800		1010	565,600
									1010	12,600		1010	12,600		1010	12,600
Total							1,329,600	Total	1,202,300	Total	770,200					

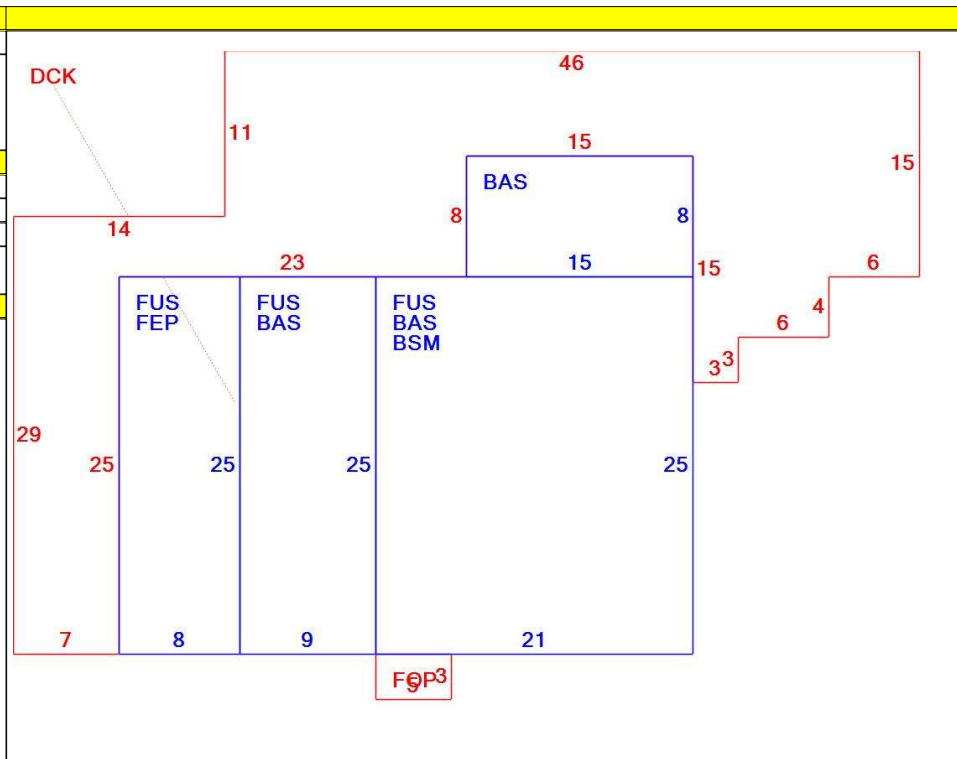
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0100											
NOTES											
Appraised Bldg. Value (Card) 341,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,700 Appraised Land Value (Bldg) 875,300 Special Land Value 0 Total Appraised Parcel Value 1,233,900 Valuation Method C Total Appraised Parcel Value 1,233,900											

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	
7 13027	03-03-2008 11-18-1993	MN RM	Maintenance Remodel	10,550	06-06-1996	100 100		REROOF RM FRONT ENT/ ROOF	04-12-2013 08-12-2008	VGS BSB			20 07	Field Review Measure - Info @ Door	

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	7,842 SF	31.72	1.00000	5	1.00	0100	3.519		1.0000	111.62	875,300
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value			875,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	525	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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			490,296
Interior Floor 2			Net Other Adj		20,010
Heat Fuel	03	Gas	Replace Cost		510,306
Heat Type	04	Forced Air-Duc	Year Built		1923
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		341,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	525		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
FGR1	Garage - 1 Sto	L	400	52.00	1980	A	70	C	1.00	14,600
SHD1	Shed	L	140	21.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	870	870	870	229.97	200,074
BSM	Basement	0	525	105	45.99	24,147
DCK	Deck	0	846	85	23.11	19,547
FEP	Finished Enclosed Porch	0	200	120	137.98	27,596
FOP	Open Porch	0	15	2	30.66	460
FUS	Finished Upper Story	950	950	950	229.97	218,472
Ttl Gross Liv / Lease Area		1,820	3,406	2,132		490,296



27 STANDISH RD

