

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
NEELON JOHN F				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed					
NEELON CHRISTINE M				0	No Sewer	0	Paved	0	Average	RES LAND	1300	484,600	484,600					
45 PRISCILLA AVE						0	Light											
BRAINTREE MA 02184																		
<b>SUPPLEMENTAL DATA</b> Alt Prcl ID Scnd Home CHECK FY2025 Tax Class T Tot Fin Area Total Acres .11 Chapter Lan GIS ID F_887134_2850101 Cyclical Exemption W District SEAWALL 2 Res Exem Assoc Pid#																		
Total											484,600	484,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
MEADE CHRISTOPHER		58076	76	07-07-2023		Q	V	459,900		00	Year	Code	Assessed	Year	Code	Assessed		
NEELON JOHN F		42083	0199	10-12-2012		Q	I	228,000		00	2023	1010	53,900	2022	1010	44,500		
NICHOLAS THOMAS J & PATRICE C		31498	0139	10-07-2005		Q	I	395,000		00		1010	377,800		1010	348,800		
ALLEN D D		14862	0138	12-20-1996		Q	I	70,000		00					1010	45,300		
Total											431,700	Total	393,300	Total	348,600			
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										
0120																		
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-461	04-11-2023	DM	Demolish	10,000		100		REMOVE HOUSE DEBRIS (DU				05-22-2023	SJT	5		20	Field Review	
14528	06-17-1997	NC	New Construct	2,500		100		INSTALL WINDOWS&DORS										
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	1300	Vacant Land	WP	Primary	3,050	SF	56.13	1.00000	5	1.00	0120	2.096			V135	1.3500	158.82	484,400
1	1300	Vacant Land	RC	Undevelop	0.040	AC	2,000.00	1.00000	0	1.00	0120	2.096			1.0000	0.11	200	
Total Card Land Units					0.11	AC	Parcel Total Land Area					0.11	Total Land Value					484,600

**VISION**

905

DUXBURY, MA

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	99	Vacant Land			Bsmt Area					
Model	00	Vacant			Bsmt Type					
Grade					Unfin Area					
Stories					<b>CONDO DATA</b>					
Occupancy					Parcel Id		C		Owne	
Exterior Wall 1								B	S	
Exterior Wall 2					Adjust Type	Code	Description	Factor%		
Roof Structure					Condo Flr					
Roof Cover					Condo Unit					
Interior Wall 1					<b>COST / MARKET VALUATION</b>					
Interior Wall 2								0		
Interior Floor 1					Net Other Adj					
Interior Floor 2					Replace Cost					
Heat Fuel					Year Built					
Heat Type					Effective Year Built					
AC Type					Depreciation Code					
Bedrooms					Remodel Rating					
Full Baths					Year Remodeled					
Half Baths					Depreciation %			1.000		
Extra Fixtures					Functional Obsol					
Total Rooms					External Obsol					
Bath Style					Trend Factor					
Kitchen Style					Condition					
Extra Kitchens					Condition %					
Fireplaces					Percent Good					
Extra Openings					Cns Sect Rcnd					
Gas Fireplaces					Dep % Ovr					
Sq Ft Fin Bsmt					Dep Ovr Comment					
FBM Quality					Misc Imp Ovr					
Foundation					Misc Imp Ovr Comment					
Bsmt Garage					Cost to Cure Ovr					
Bsmt Area					Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

