

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
11 CABLE HILL WAY REALTY TRUST			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
1010 CONGRESS ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	495,300	495,300
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	2,436,600	2,436,600
Alt Prcl ID		Cyclical 8				RESIDNTL	1010	8,700	8,700
Scnd Home 500758		Exemption W W							
Tax Class T		District SEAWALL 1 G1 OF							
Tot Fin Area 1859		Res Exem							
Total Acres 1.835									
Chapter Lan									
GIS ID F_887339_2849761		Assoc Pid#							
						Total		2,940,600	2,940,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
11 CABLE HILL WAY REALTY TRUST		54056 36	12-22-2020	Q	I	2,500,000	00	Year	Code	Assessed	Year	Code	Assessed
NICHOLS JOHN A & SUSAN M TT		30975 0155	07-22-2005	U	I	2,100,000	1	2023	1010	479,800	2022	1010	405,900
									1010	2,316,600		1010	1,965,800
									1010	6,300		1010	6,300
								Total		2,802,700	Total		2,378,000
									Total		Total		1,207,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	495,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	2,436,600
Special Land Value	0
Total Appraised Parcel Value	2,940,600
Valuation Method	C
Total Appraised Parcel Value	2,940,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

NOTES													

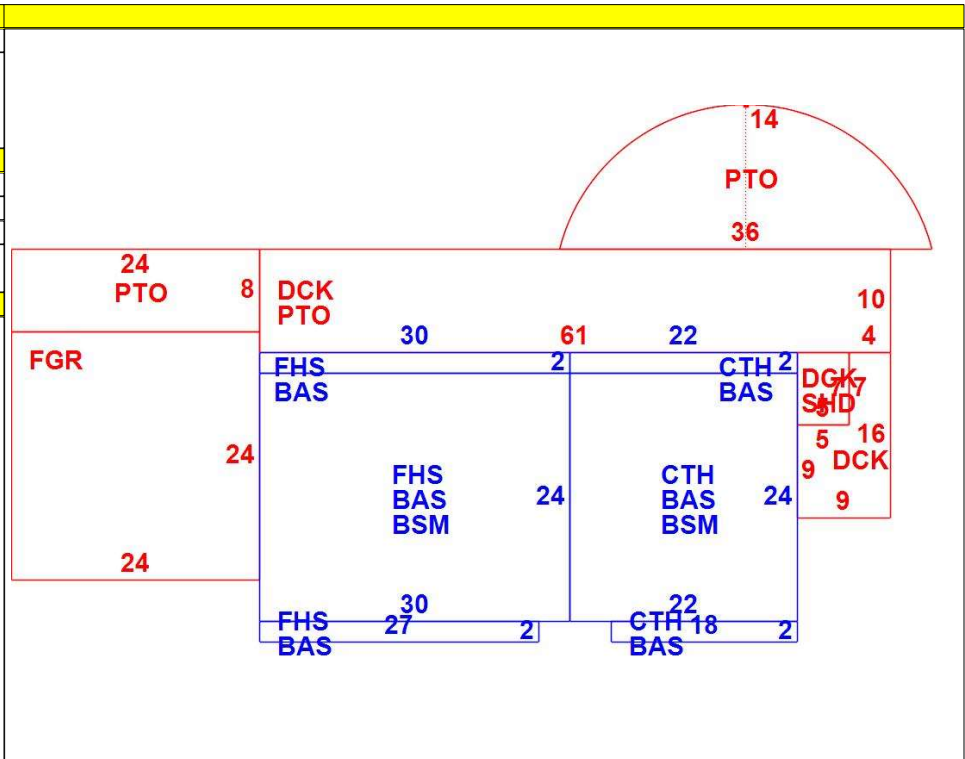
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
494	12-12-2001	MN	Maintenance	35,000	07-02-2002	100		REPL WIN/DOORS		06-21-2021	SJD	9	1	06	Inspection Only
										06-17-2021	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										11-04-2005	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	WP	Primary	30,000	SF 11.05	1.00000	5	1.00	0120	2.096		W350	3.5000	81.06	
1	1010	Single Family	WP	Undevelop	1.147	AC 2,000.00	1.00000	0	1.00	0120	2.096			1.0000	0.10	
Total Card Land Units					1.84	AC	Parcel Total Land Area					1.84	Total Land Value			2,436,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1248	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1200				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1248				

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

COST / MARKET VALUATION		
Net Other Adj	535,592	
Replace Cost	75,835	
Year Built	1973	
Effective Year Built	2002	
Depreciation Code	VG	
Remodel Rating		
Year Remodeled		
Depreciation %	19	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	81	
Cns Sect Rcnd	495,300	
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
GNR	GENERATOR	L	1	12400.00		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	1,442	1,442	1,442	210.37	303,348
BSM	Basement	0	1,248	250	42.14	52,592
CTH	Cathedral Ceiling	0	608	61	21.11	12,832
DCK	Deck	0	754	75	20.93	15,777
FGR	Garage	0	576	230	84.00	48,384
FHS	Finished Half Story	417	834	417	105.18	87,723
PTO	Patio	0	1,176	59	10.55	12,412
SHD	Attached Shed	0	35	12	72.13	2,524
Ttl Gross Liv / Lease Area		1,859	6,673	2,546		535,592

