

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NICHOLS THEODORE T			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
NICHOLS KRISTEN B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	224,000	224,000	
150 KEENE ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,000	350,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1547 Total Acres .92 Chapter Lan GIS ID F_856387_2847088			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,300	1,300	
						Total		575,300	575,300	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NICHOLS THEODORE T		50481 0151	11-02-2018	Q	I	425,000	00	Year	Code	Assessed	Year	Code	Assessed	
MERRIFIELD MADELYN J TT		45063 0084	12-18-2014	U	I	100	1A	2023	1010	167,100	2022	1010	139,400	
MERRIFIELD ROBERT D		5049 0466	09-04-1981	Q	I	67,000	00		1010	364,000		1010	300,000	
									1010	900		1010	900	
						Total		532,000	Total		440,300	Total		392,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	224,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	575,300
Valuation Method	C
Total Appraised Parcel Value	575,300

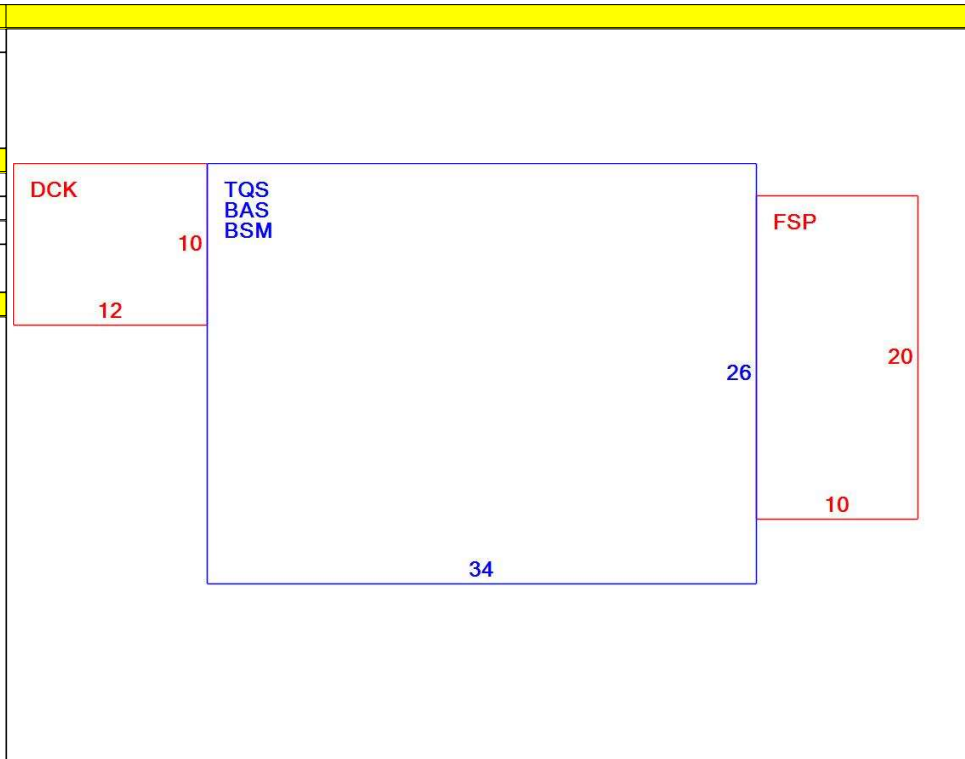
**NOTES**

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
215	06-15-2006	MS	Miscellaneous	0		100		WOOD STOVE	04-01-2019	SJD	9	1	07	Measure - Info @ Door
7	06-23-2005	MN	Maintenance	5,600		100		RE-ROOF	04-12-2013	VGS			20	Field Review
									06-30-2006	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	884	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	<b>COST / MARKET VALUATION</b>		
Heat Type	04	Forced Air-Duc	Net Other Adj		306,981
AC Type	01	None	Replace Cost		13,000
Bedrooms	3		Year Built		319,982
Full Baths	2		Effective Year Built		1962
Half Baths	0		Depreciation Code		1991
Extra Fixtures	0		Remodel Rating		A
Total Rooms	6		Year Remodeled		
Bath Style	02	Average	Depreciation %		30
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	0		Percent Good		70
FBM Quality			Cns Sect Rcnld		224,000
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	884		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
GRN1	Greenhouse -	L	80	52.00	1980	P	35	E	0.25	400
SHD1	Shed	L	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	884	884	884	172.85	152,799
BSM	Basement	0	884	177	34.61	30,594
DCK	Deck	0	120	12	17.29	2,074
FSP	Screened Porch	0	200	40	34.57	6,914
TQS	Three Quarter Story	663	884	663	129.64	114,600
Ttl Gross Liv / Lease Area		1,547	2,972	1,776		306,981

