

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
NELSON DONALD & CHRISTINE TT NELSON FAMILY NOMINEE TRUST 113 KEENE ST				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed							
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	61 LAND	6010	682,800	1,300							
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical 1		Exemption												
		Scnd Home		Tax Class T		District		Res Exem		Total		682,800	1,300							
		Total Acres 11.948		Chapter Lan		Assoc Pid#														
		GIS ID F_856451_2846118																		
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
NELSON DONALD & CHRISTINE TT			15599	0205	10-29-1997	U	V	1	1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	6010	1,400	2022	6010	1,400	2021	6010	1,200	
											Total		1,400	Total		1,400	Total		1,200	
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																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0050																				
NOTES																				
																	Appraised Bldg. Value (Card)			0
																	Appraised Xf (B) Value (Bldg)			0
																	Appraised Ob (B) Value (Bldg)			0
																	Appraised Land Value (Bldg)			682,800
																	Special Land Value			1,300
																	Total Appraised Parcel Value			682,800
																	Valuation Method			C
																	Total Appraised Parcel Value			682,800
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					
										01-01-2018	AO	3		99	Vacant Land					
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	6010	C61 Ten Yr	PD	Primary	0.918 AC	274,400.00	1.00000	0	1.00	0050	1.000	1/1/2022 TO 12/31/2031				1.0000	6.30	252,000		
1	6010	C61 Ten Yr	RC	Secondary	1.836 AC	190,590.00	1.00000	0	1.00	0050	1.000					1.0000	4.38	350,000		
1	6010	C61 Ten Yr	RC	Residual	9.190 AC	35,000.00	0.25117	5	1.00	0050	1.000					1.0000	0.20	80,800		
Total Card Land Units					11.94 AC	Parcel Total Land Area					11.94	Total Land Value					682,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories										
Occupancy			CONDO DATA							
Exterior Wall 1			Parcel Id		C	Owne				
Exterior Wall 2					B	S				
Roof Structure			Adjust Type	Code	Description	Factor%				
Roof Cover			Condo Flr							
Interior Wall 1			Condo Unit							
Interior Wall 2			COST / MARKET VALUATION							
Interior Floor 1						0				
Interior Floor 2			Net Other Adj							
Heat Fuel			Replace Cost							
Heat Type			Year Built							
AC Type			Effective Year Built			0				
Bedrooms			Depreciation Code							
Full Baths			Remodel Rating							
Half Baths			Year Remodeled							
Extra Fixtures			Depreciation %							
Total Rooms			Functional Obsol							
Bath Style			External Obsol							
Kitchen Style			Trend Factor			1.000				
Extra Kitchens			Condition							
Fireplaces			Condition %							
Extra Openings			Percent Good							
Gas Fireplaces			Cns Sect Rcnld							
Sq Ft Fin Bsmt			Dep % Ovr							
FBM Quality			Dep Ovr Comment							
Foundation			Misc Imp Ovr							
Bsmt Garage			Misc Imp Ovr Comment							
Bsmt Area			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
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				