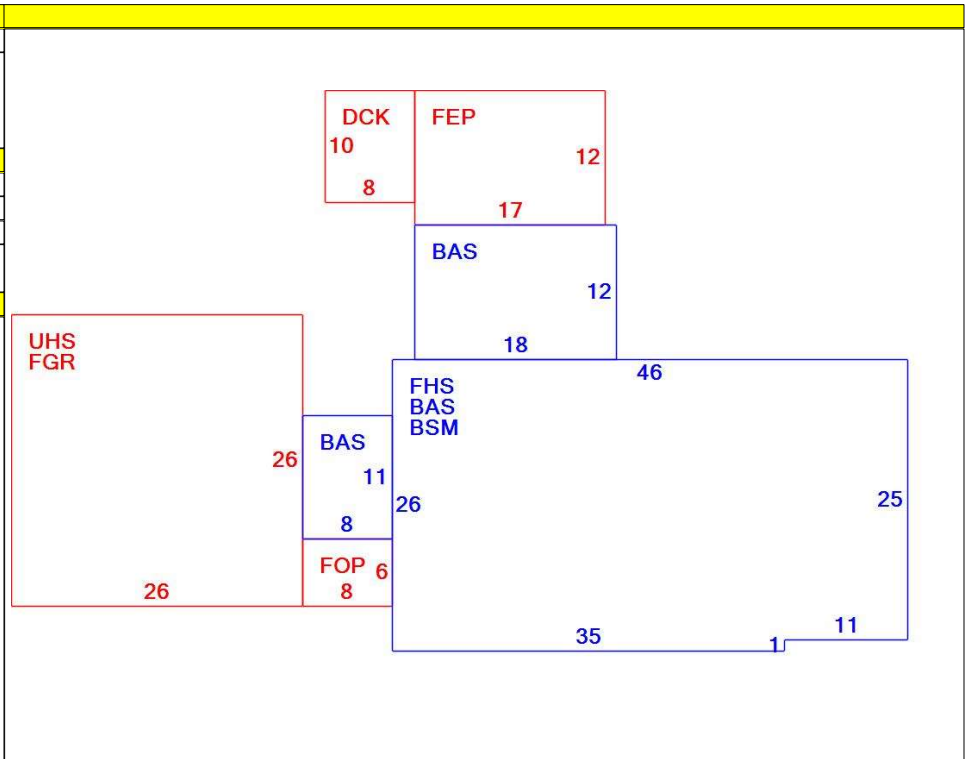


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
NELSON DONALD & CHRISTINE TT NELSON FAMILY NOMINEE TRUST 113 KEENE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	407,900	407,900				
				0	Medium			RES LAND	1010	350,700	350,700				
SUPPLEMENTAL DATA															
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2025 Total Acres .92 Chapter Lan GIS ID F_856339_2846521				Cyclical 1 Exemption W District Res Exem Assoc Pid#											
									Total	758,600	758,600				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NELSON DONALD & CHRISTINE TT		15599 0203	10-29-1997	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	302,600	2022	1010	251,200		
									1010	364,700		1010	300,600		
								Total		667,300	Total		551,800		
								Total			Total		498,700		
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															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2015-148	07-14-2015	MN	Maintenance	7,000		100		INSTALL 3 WINDOWS	08-08-2018	JLF	5		01	Measure - No Entry	
2014-185	07-03-2014	RM	Remodel	21,000	08-08-2018	100		REMOVE/DEMO EXISTING DE	04-12-2013	VGS			20	Field Review	
52	02-21-2003	NC	New Construct	30,000	06-29-2004	100		26X26 GRG & 6X8 PRCH	04-02-2007	BSB		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

**VISION**

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1185	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	338.00	Full
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			560,800
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	02	Oil	Replace Cost		574,449
Heat Type	05	Hot Water	Year Built		1967
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		407,900
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	1185		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	
BAS	First Floor	1,489	1,489	1,489	193.71	288,439	
BSM	Basement	0	1,185	237	38.74	45,910	
DCK	Deck	0	80	8	19.37	1,550	
FEP	Finished Enclosed Porch	0	204	122	115.85	23,633	
FGR	Garage	0	676	270	77.37	52,303	
FHS	Finished Half Story	593	1,185	593	96.94	114,872	
FOP	Open Porch	0	48	7	28.25	1,356	
UHS	Unfinished Half Story	0	676	169	48.43	32,737	
Ttl Gross Liv / Lease Area		2,082	5,543	2,895		560,800	

