

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA
ALLEN NICHOLAS 3 PLYMOUTH AVE DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	277,700	277,700	
				0 Light		RES LAND	1010	463,800	463,800	
SUPPLEMENTAL DATA										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1562 Total Acres .104 Chapter Lan GIS ID F_886895_2852268				Cyclical 8 Exemption W District Res Exem Assoc Pid#						
						Total		741,500	741,500	

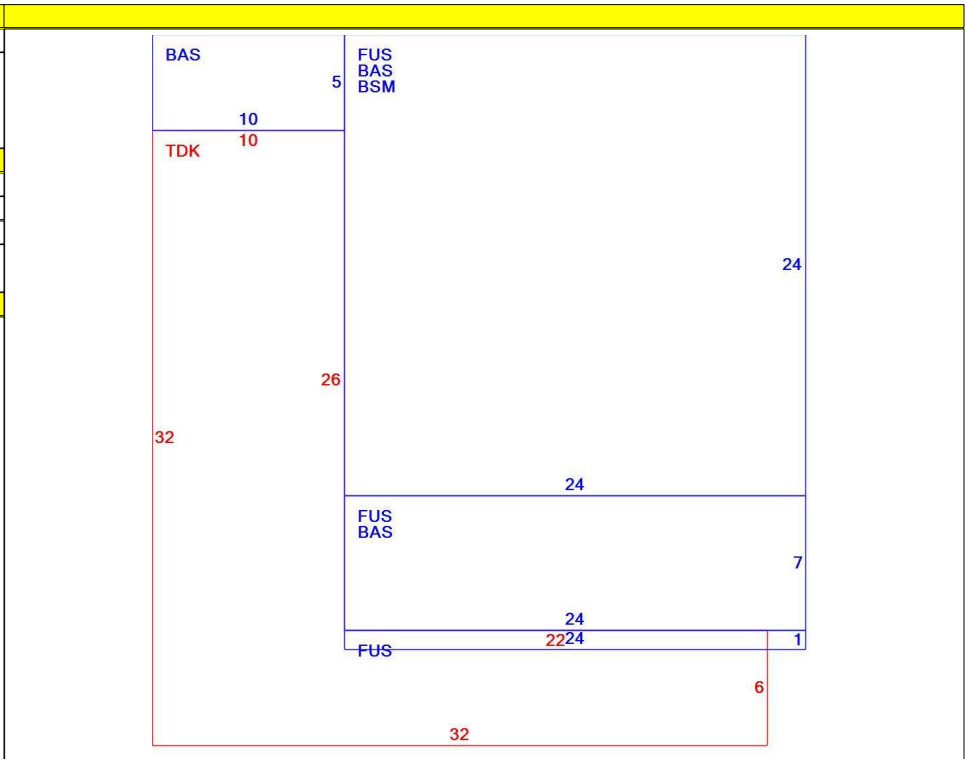
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ALLEN NICHOLAS		56816 347	05-17-2022	Q	I	805,000	00	Year	Code	Assessed	Year	Code	Assessed
BROWN ALICE J		11416 0053	11-12-1992	U	I	49,000	1A	2023	1010	202,700	2022	1010	185,200
									1010	328,100		1010	292,900
								Total		530,800	Total		478,100
								Total			Total		430,300

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												APPRAISED VALUE SUMMARY				
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Bldg. Value (Card)				277,700
0120												Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				0
												Appraised Land Value (Bldg)				463,800
												Special Land Value				0
												Total Appraised Parcel Value				741,500
												Valuation Method				C
												Total Appraised Parcel Value				741,500

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
2015--188	08-17-2015	RM	Remodel	49,000	05-06-2016	100		REMODEL EXISTING KITCHEN		05-11-2023	SJD	9		01	Measure - No Entry
1	11-22-1996	RM	Remodel			100		LIV SPACE IN ENCPRCH		03-04-2019	SJD	0	8	00	Measure & Listed
										05-06-2016	JLF	5	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										09-18-2008	BSB			01	Measure - No Entry

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	3,895 SF	49.39	1.00000	5	1.00	0120	2.096	GOOD VIEW FROM 2ND FLO	V115	1.1500	119.05	463,700	
1	1010	Single Family	RC	Undevelop	0.015 AC	2,000.00	1.00000	0	1.00	0120	2.096	ROW		1.0000	0.15	100	
Total Card Land Units					0.10 AC	Parcel Total Land Area					0.10	Total Land Value					463,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	576	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		376,420
Heat Type	05	Hot Water	Replace Cost		14,690
AC Type	03	Central	Year Built		391,111
Bedrooms	4		Effective Year Built		1930
Full Baths	1		Depreciation Code		1992
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		277,700
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	576		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	794	794	794	218.60	173,564	
BSM	Basement	0	576	115	43.64	25,138	
FUS	Finished Upper Story	768	768	768	218.60	167,881	
TDK	Trex Deck	0	452	45	21.76	9,837	
Ttl Gross Liv / Lease Area		1,562	2,590	1,722		376,420	