

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NICKERSON TERRI B			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	343,000	343,000
				0 Light		RES LAND	1010	393,700	393,700
9 KEENES BROOK LN		<b>SUPPLEMENTAL DATA</b>							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1904 Total Acres .37 Chapter Lan GIS ID F_858836_2850870		Cyclical 1 Exemption W District Res Exem Assoc Pid#					
						Total	736,700	736,700	

905  
 DUXBURY, MA  
**VISION**

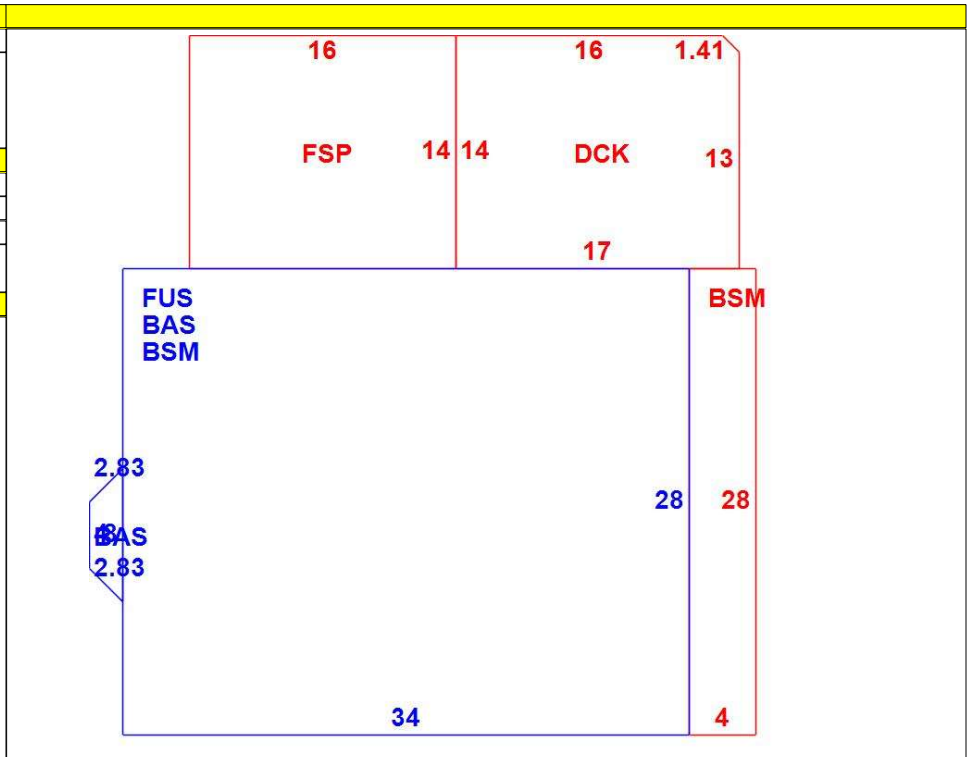
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NICKERSON TERRI B		6452 0332	12-02-1985	Q	I	169,900	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	272,300	2022	1010	257,200
									1010	422,200		1010	271,400
								Total		694,500	Total		528,600
								Total			Total		504,800

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 343,000			
			Total					Appraised Xf (B) Value (Bldg) 0				
							Appraised Ob (B) Value (Bldg) 0					
							Appraised Land Value (Bldg) 393,700					
							Special Land Value 0					
							Total Appraised Parcel Value 736,700					
							Valuation Method C					
							Total Appraised Parcel Value 736,700					

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
BPO-21-142	05-03-2021	BP	Bldg Permit	60,000	11-02-2021	100	11-02-2021	Construct a screen porch 14'x17' RP TWO WINDOWS /REP WALL	11-02-2021	SJT	10		00	Measure & Listed
2013-298	12-09-2013	RM	Remodel	9,000		100			04-12-2013	VGS			20	Field Review
									04-09-2007	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	PD	Primary	16,257 SF	18.06	1.00000	5	1.00	0060	1.341		1.0000	24.22	393,700
Total Card Land Units					0.37 AC	Parcel Total Land Area					0.37	Total Land Value			393,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1064	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			453,127
Interior Floor 2			Net Other Adj		16,770
Heat Fuel	02	Oil	Replace Cost		469,896
Heat Type	05	Hot Water	Year Built		1983
AC Type	06	Partial	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		343,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1064		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	964	964	964	206.15	198,732
BSM	Basement	0	1,064	213	41.27	43,911
DCK	Deck	0	238	24	20.79	4,948
FSP	Screened Porch	0	224	45	41.41	9,277
FUS	Finished Upper Story	952	952	952	206.15	196,259
Ttl Gross Liv / Lease Area		1,916	3,442	2,198		453,127

