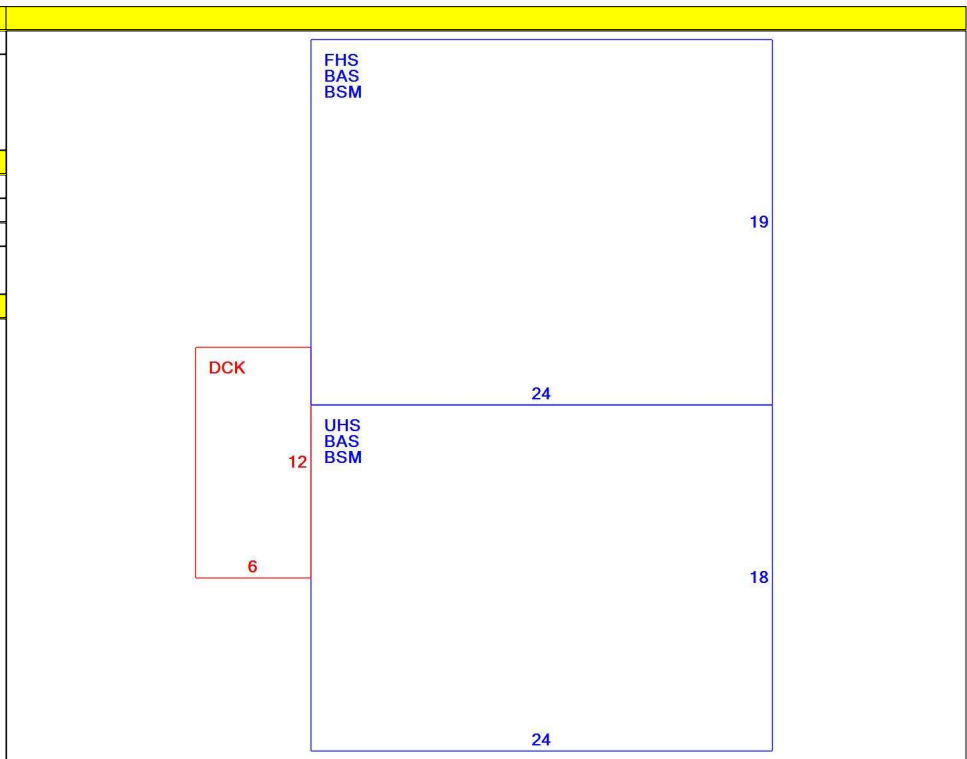


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
NELSON DONALD & CHRISTINE TT NELSON FAMILY NOMINEE TRUST 113 KEENE ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed		VISION								
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	174,800	174,800										
				0	Heavy			RES LAND	1010	350,400	350,400										
SUPPLEMENTAL DATA														VISION							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1116 Total Acres .928 Chapter Lan GIS ID F_855477_2844887				Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total		525,200		525,200									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
NELSON DONALD & CHRISTINE TT			15599 0208		10-29-1997	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
											2023	1010	130,000	2022	1010	108,200	2021	1010	107,900		
												1010	364,400		1010	300,300		1010	252,000		
			Total								Total		494,400		Total		408,500		Total		359,900
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														VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments						Date	Id	Type	Is	Cd	Purpose/Result		
														04-12-2013	VGS			20	Field Review		
														05-02-2007	BSB		2	07	Measure - Info @ Door		
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		
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000						1.0000	0.92	400		
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value					350,400				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	888	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	216.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			249,125
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	02	Oil	Replace Cost		257,125
Heat Type	06	Steam	Year Built		1938
AC Type	01	None	Effective Year Built		1989
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
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		68
Gas Fireplaces	0		Cns Sect Rcnld		174,800
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	888		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	888	888	888	176.81	157,007	
BSM	Basement	0	888	178	35.44	31,472	
DCK	Deck	0	72	7	17.19	1,238	
FHS	Finished Half Story	228	456	228	88.41	40,313	
UHS	Unfinished Half Story	0	432	108	44.20	19,095	
Ttl Gross Liv / Lease Area		1,116	2,736	1,409		249,125	



95 HIGH ST

