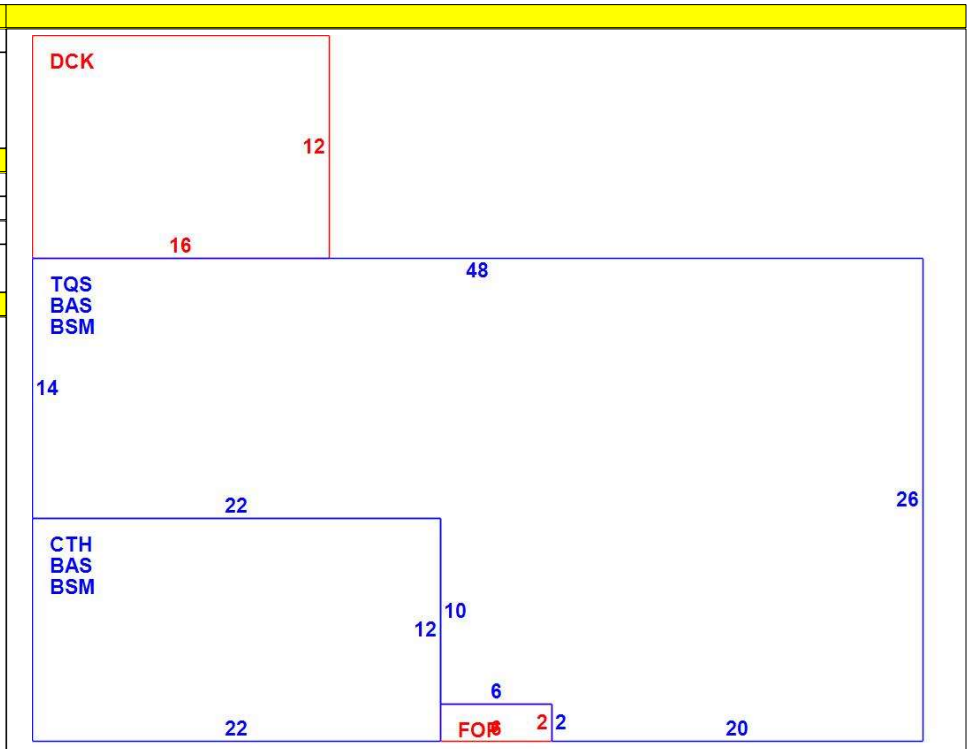


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
GROOMBRIDGE JAMES E				0 Water		0 Arterial		0 Average		Description	Code	Appraised	Assessed				
GROOMBRIDGE MARY E				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	351,600	351,600				
575 LINCOLN ST						0 Heavy				RES LAND	1010	355,200	355,200				
SUPPLEMENTAL DATA														VISION			
Alt Prcl ID						Cyclical 3											
Scnd Home						Exemption											
Tax Class T						W											
Tot Fin Area 1965						District											
DUXBURY MA 02332				Total Acres 1.568		Chapter Lan		Res Exem									
GIS ID F_868041_2850660						Assoc Pid#						Total		706,800	706,800		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
GROOMBRIDGE JAMES E				7316 105		12-04-1986		Q I		1 00		Year	Code	Assessed	Year	Code	Assessed
												2023	1010	335,700	2022	1010	282,800
													1010	369,500		1010	304,500
												Total		705,200	Total		587,300
												Total		536,100			
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									
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
												02-05-2020	SJT	0		00	Measure & Listed
												04-12-2013	VGS			20	Field Review
												10-02-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.649 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	22,700
Total Card Land Units					1.57 AC	Parcel Total Land Area					1.57	Total Land Value					355,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	Raised Cape	Bsmt Area	1236	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		387,028
Interior Floor 2	14	Carpet	Replace Cost		41,730
Heat Fuel	02	Oil	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		351,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	600		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1236		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	1,236	1,236	1,236	171.33	211,760
BSM	Basement	0	1,236	247	34.24	42,318
CTH	Cathedral Ceiling	0	264	26	16.87	4,455
DCK	Deck	0	192	19	16.95	3,255
FOP	Open Porch	0	12	2	28.55	343
TQS	Three Quarter Story	729	972	729	128.50	124,897
Ttl Gross Liv / Lease Area		1,965	3,912	2,259		387,028

