

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
GELDMACHER CHRISTOPHER & AN JAMES BROOK REALTY TRUST 350 TEMPLE ST				0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed										
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	COM LAND	3930	573,000	573,000										
				0	Medium																		
SUPPLEMENTAL DATA														<b>VISION</b>									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 6.620 Chapter Lan GIS ID F_868147_2850124						Cyclical 40 Exemption W District Res Exem		Assoc Pid#		Total		573,000	573,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
GELDMACHER CHRISTOPHER & ANDRE				35536	0009	01-25-2008		U	V	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
													2023	3930	530,700	2022	3930	68,800	2021	3930	63,500		
													Total		530,700	Total		68,800	Total		63,500		
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															
0070																							
NOTES														Appraised Bldg. Value (Card)				0					
														Appraised Xf (B) Value (Bldg)				0					
														Appraised Ob (B) Value (Bldg)				0					
														Appraised Land Value (Bldg)				573,000					
														Special Land Value				0					
														Total Appraised Parcel Value				573,000					
														Valuation Method				C					
														Total Appraised Parcel Value				573,000					
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						
2018-214	06-05-2018	NC	New Construct	299,000		100		SINGLE FAMILY DWELLING 1S				01-01-2018	AO	3		99	Vacant Land						
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	3930	Ah-Not 61a	WP	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389				1.0000	12.16	486,200						
1	3930	Ah-Not 61a	WP	Residual	0.152	AC 35,000.00	1.00000	5	1.00	0070	1.389				1.0000	1.12	7,400						
1	3930	Ah-Not 61a	WP	Cranberry	2.000	AC 25,000.00	1.00000	0	1.00	0070	1.389				1.0014	0.80	69,500						
1	3930	Ah-Not 61a		Undevelop	3.550	AC 2,000.00	1.00000	0	1.00	0070	1.389				1.0000	0.06	9,900						
Total Card Land Units					6.62	AC	Parcel Total Land Area					6.62	Total Land Value					573,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories			<b>CONDO DATA</b>							
Occupancy			Parcel Id		C	Owne				
Exterior Wall 1						B	S			
Exterior Wall 2			Adjust Type	Code	Description	Factor%				
Roof Structure			Condo Flr							
Roof Cover			Condo Unit							
Interior Wall 1			<b>COST / MARKET VALUATION</b>							
Interior Wall 2			Net Other Adj		0					
Interior Floor 1			Replace Cost							
Interior Floor 2			Year Built							
Heat Fuel			Effective Year Built		0					
Heat Type			Depreciation Code							
AC Type			Remodel Rating							
Bedrooms			Year Remodeled							
Full Baths			Depreciation %							
Half Baths			Functional Obsol							
Extra Fixtures			External Obsol							
Total Rooms			Trend Factor		1.000					
Bath Style			Condition							
Kitchen Style			Condition %							
Extra Kitchens			Percent Good							
Fireplaces			Cns Sect Rcnd							
Extra Openings			Dep % Ovr							
Gas Fireplaces			Dep Ovr Comment							
Sq Ft Fin Bsmt			Misc Imp Ovr							
FBM Quality			Misc Imp Ovr Comment							
Foundation			Cost to Cure Ovr							
Bsmt Garage			Cost to Cure Ovr Comment							
Bsmt Area										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				