

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
GELDMACHER CHRISTOPHER A GELDMACHER ANDREA 350 TEMPLE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	769,200	769,200						
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		RESIDNTL		1010	634,300	634,300					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4082 Total Acres 2.728 Chapter Lan GIS ID F_868145_2850422		Cyclical Exemption W District Res Exem		3		Assoc Pid#		Total		1,405,400	1,405,400						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
GELDMACHER CHRISTOPHER A		5163	0054	06-17-1982		Q	V	19,500		00	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	675,800	2022	1010	620,600	
												1010	619,600		1010	331,600	
												1010	1,300		1010	1,300	
											Total	1,296,700	Total	953,500	Total	792,100	
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		Appraised Bldg. Value (Card)			769,200				
0070										Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			1,900				
										Appraised Land Value (Bldg)			634,300				
										Special Land Value			0				
										Total Appraised Parcel Value			1,405,400				
										Valuation Method			C				
										Total Appraised Parcel Value			1,405,400				
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		
164	05-10-2002	AD	Addition	7,500	10-15-2003	100		7X17 1 STY ADD		04-12-2013	VGS			20	Field Review		
11069	11-30-1988	AD	Addition	113,000	05-24-1996	100		GAR & 2 STY & 1-STY.		10-15-2003	KP		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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			V120	1.2000	14.59	583,400
1	1010	Single Family	RC	Residual	1.000	AC 35,000.00	1.00000	5	1.00	0070	1.389				1.0000	1.12	48,600
1	1010	Single Family	WP	Undevelop	0.810	AC 2,000.00	1.00000	0	1.00	0070	1.389				1.0000	0.07	2,300
Total Card Land Units					2.73	AC	Parcel Total Land Area					2.73	Total Land Value				634,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

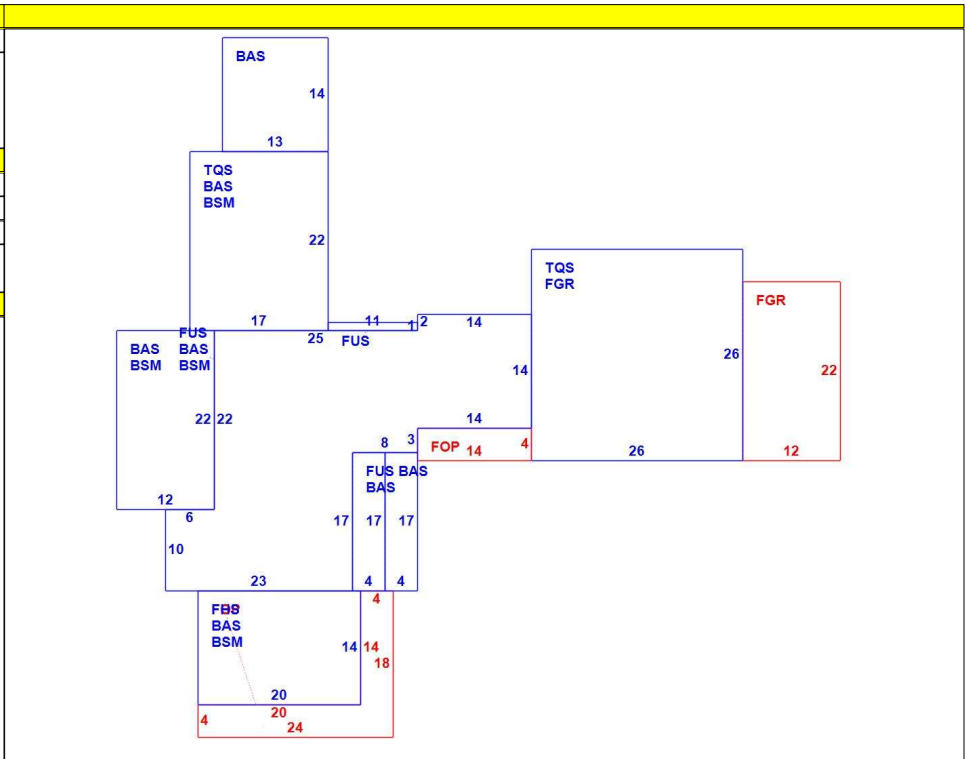
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1838	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		786,985
Heat Type	05	Hot Water	Replace Cost		97,125
AC Type	01	None	Year Built		884,109
Bedrooms	4		Effective Year Built		1983
Full Baths	2		Depreciation Code		2008
Half Baths	1		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	10		Depreciation %		13
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		87
Sq Ft Fin Bsmt	1600		Cns Sect Rcnd		769,200
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1838		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
SHD1	Shed	L	128	21.00	1990	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,156	2,156	2,156	162.00	349,267
BSM	Basement	0	1,838	368	32.43	59,615
FGR	Garage	0	940	376	64.80	60,911
FHS	Finished Half Story	140	280	140	81.00	22,680
FOP	Open Porch	0	208	31	24.14	5,022
FUS	Finished Upper Story	999	999	999	162.00	161,836
TQS	Three Quarter Story	788	1,050	788	121.58	127,654
Ttl Gross Liv / Lease Area		4,083	7,471	4,858		786,985



350 TEMPLE ST

