

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KRAMER BENEDIKT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
RICHARDS REBECCA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	286,800	286,800	
80 S RIVER LN W		SUPPLEMENTAL DATA			RES LAND	1010	488,600	488,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1544 Total Acres 1.328 Chapter Lan GIS ID F_864462_2848294			Cyclical 4 Exemption W District Res Exem Assoc Pid#		Total		775,400	775,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KRAMER BENEDIKT		53755 257	11-03-2020	Q	I	635,000	00	Year	Code	Assessed	Year	Code	Assessed
CAMPBELL DONNA M		15000 0094	02-28-1997	U	I	0	1	2023	1010	218,100	2022	1010	199,500
									1010	524,500		1010	333,200
								Total		742,600	Total		532,700
								Total			Total		503,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

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-23-166	06-26-2023	AD	Addition	279,321		0		PLAN#BB-029=16X26 2 STY AD	04-07-2021	SJD	9	1	07	Measure - Info @ Door
BPO-23-194	05-23-2023	RM	Remodel	9,500		0		CREATE HALLWY W/ SKYLIGH	09-12-2018	SJD	6		20	Field Review
2017-208	06-27-2017	MN	Maintenance	19,845		100		INSTALL 20 REPLACEMENT WI	04-12-2013	VGS			20	Field Review
20010388	09-26-2001	MN	Maintenance	6,000	06-15-2002	100		STRIP & REROOF	06-15-2002	KP		1	00	Measure & Listed
20010190	05-18-2001	RM	Remodel	3,500	06-15-2002	100		DECKS AND SLIDER						

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	WP	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			11.74	469,400
1	1010	Single Family	WP	Residual	0.410 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.08	19,200
Total Card Land Units					1.33 AC	Parcel Total Land Area					1.33	Total Land Value			488,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	980	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			373,842
Interior Floor 2			Net Other Adj		18,980
Heat Fuel	02	Oil	Replace Cost		392,822
Heat Type	05	Hot Water	Year Built		1977
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		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		73
Gas Fireplaces	0		Cns Sect Rcnd		286,800
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	980		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	852	852	852	213.75	182,112
BSM	Basement	0	948	190	42.84	40,612
CTH	Cathedral Ceiling	0	192	19	21.15	4,061
FOP	Open Porch	0	24	4	35.62	855
FUS	Finished Upper Story	660	660	660	213.75	141,072
WDK	Deck	0	240	24	21.37	5,130
Ttl Gross Liv / Lease Area		1,512	2,916	1,749		373,842

