

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GEIGER TIMOTHY J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GEIGER SUSAN A			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	611,700	611,700
15 TINKERS LEDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	447,300	447,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2782 Total Acres .57 Chapter Lan GIS ID F_867817_2835710			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total	1,059,000	1,059,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GEIGER TIMOTHY J		14445 0278	06-18-1996	Q	I	341,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	468,700	2022	1010	446,400
									1010	436,500		1010	369,800
								Total		905,200	Total		816,200
											Total		716,800

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	611,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	447,300
Special Land Value	0
Total Appraised Parcel Value	1,059,000
Valuation Method	C
Total Appraised Parcel Value	1,059,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
									11-03-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									10-12-1999	CMS		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	PD	Primary	24,829 SF	12.97	1.00000	5	1.00	0070	1.389		1.0000	18.02	447,300
Total Card Land Units					0.57 AC	Parcel Total Land Area					0.57	Total Land Value			447,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1612	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			718,927
Interior Floor 2			Net Other Adj		55,360
Heat Fuel	03	Gas	Replace Cost		774,288
Heat Type	05	Hot Water	Year Built		1983
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		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		79
Gas Fireplaces	0		Cns Sect Rcnd		611,700
Sq Ft Fin Bsmt	700		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1612		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	1,612	1,612	1,612	219.52	353,866
BSM	Basement	0	1,612	322	43.85	70,685
DCK	Deck	0	408	41	22.06	9,000
FEP	Finished Enclosed Porch	0	216	130	132.12	28,538
FUS	Finished Upper Story	1,170	1,170	1,170	219.52	256,838
Ttl Gross Liv / Lease Area		2,782	5,018	3,275		718,927

