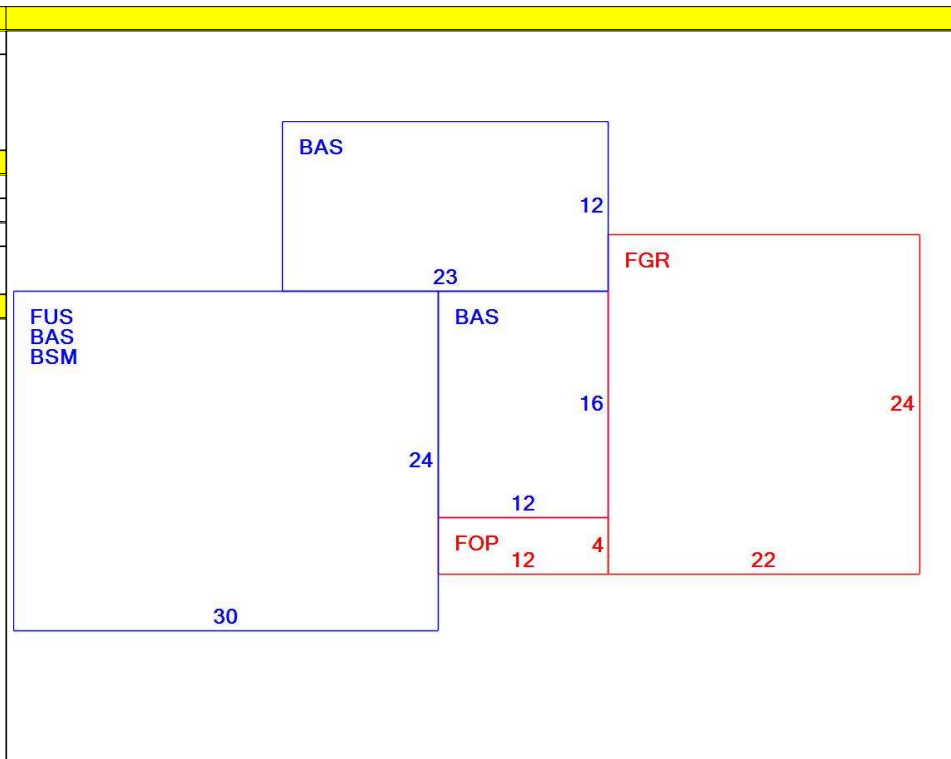


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | |
|-----------------------------|------------|--------------------------|-------------------|--------------|-------------|------------------------|-----------|---|------------|--------------------|-----------|------------------|---------------------|------------------|------------|
| RITTER GOTTFRIED | | | 0 Water | 0 Cul-De-Sac | 0 Average | Description | Code | Appraised | Assessed | | | | | | |
| RITTER CAROL | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 335,900 | 335,900 | VISION | | | | | |
| 60 CARR RD | | | | 0 Light | | RES LAND | 1010 | 453,100 | 453,100 | | | | | | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | | Total | | 789,000 | 789,000 | | | | | | |
| Alt Prcl ID | | Cyclical | | 3 | | | | | | | | | | | |
| Scnd Home | | Exemption | | | | | | | | | | | | | |
| Tax Class T | | W | | | | | | | | | | | | | |
| Tot Fin Area 1908 | | District | | | | | | | | | | | | | |
| Total Acres .78 | | Res Exem | | | | | | | | | | | | | |
| Chapter Lan | | | | | | | | | | | | | | | |
| GIS ID F_869894_2853230 | | Assoc Pid# | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| RITTER CAROLA TT | | LCC 135391 | 05-17-2023 | U | I | 100 | 1A | Year | Code | Assessed | Year | Code | Assessed | | |
| RITTER GOTTFRIED | | LCC 66538 | 08-27-1982 | Q | I | 91,500 | 00 | 2023 | 1010 | 258,100 | 2022 | 1010 | 235,800 | | |
| | | | | | | | | | 1010 | 486,800 | 2021 | 1010 | 213,000 | | |
| | | | | | | | | | | | | 1010 | 297,000 | | |
| | | | | | | | | Total | | 744,900 | Total | | 547,500 | | |
| | | | | | | | | Total | | | Total | | 510,000 | | |
| 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 | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | |
| 0060 | | | | | | | | | | | | | | | |
| 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 | |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | |
| | | | | | | | | | 01-24-2008 | BSB | | 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 | 33,977 SF | 9.94 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | 1.0000 | 13.34 | 453,100 |
| Total Card Land Units | | | | | 0.78 AC | Parcel Total Land Area | | | | | 0.78 | Total Land Value | | | 453,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 720 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| 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 | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 3 | | | | |
| Full Baths | 1 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 7 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 2 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 0 | | | | |
| FBM Quality | | | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 720 | | | | |

| CONDO DATA | | | |
|-------------|------|-------------|---------|
| Parcel Id | C | B | S |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | | |
|--------------------------|--|---------|
| Net Other Adj | | 462,334 |
| Replace Cost | | 17,550 |
| Year Built | | 479,883 |
| Effective Year Built | | 1964 |
| Depreciation Code | | 1991 |
| Remodel Rating | | A |
| Year Remodeled | | |
| Depreciation % | | 30 |
| Functional Obsol | | |
| External Obsol | | |
| Trend Factor | | 1.000 |
| Condition | | |
| Condition % | | |
| Percent Good | | 70 |
| Cns Sect Rcnd | | 335,900 |
| Dep % Ovr | | |
| Dep Ovr Comment | | |
| Misc Imp Ovr | | |
| 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 1,188 | 1,188 | 1,188 | 203.67 | 241,961 | |
| BSM | Basement | 0 | 720 | 144 | 40.73 | 29,329 | |
| FGR | Garage | 0 | 528 | 211 | 81.39 | 42,975 | |
| FOP | Open Porch | 0 | 48 | 7 | 29.70 | 1,426 | |
| FUS | Finished Upper Story | 720 | 720 | 720 | 203.67 | 146,643 | |
| Ttl Gross Liv / Lease Area | | 1,908 | 3,204 | 2,270 | | 462,334 | |

