

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RITCHIE KEVIN			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
225 LINCOLN ST #D06			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	368,700	368,700
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1020	8,800	8,800	
Alt Prcl ID 082/130.0-0205-0000.		Cyclical Exemption W			5				
Tax Class T		District Res Exem							
Tot Fin Are 1430		Assoc Pid#							
Total Acres									
Chapter La									
GIS ID F_867666_2844733									
Total							377,500	377,500	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RITCHIE KEVIN	55511	301	08-20-2021	Q	I	365,000	00	Year	Code	Assessed	Year	Code	Assessed
MARRONE MICHAEL J	27359	0205	01-09-2004	Q	I	298,000	00	2023	1020	345,500	2022	1020	280,300
LANDSMAN ANN E	13699	0242	07-17-1995	Q	I	138,000	00		1020	6,800		1020	6,800
SHKLAR DIANE PATRICIA	12875	0019	05-12-1994	U	I	1	1A						
SHKLAR GERALD	12594	0025	01-18-1994	Q	I	129,000	00						
Total							352,300	Total	287,100	Total	284,400		

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
0001				

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
2013-169	09-17-2013	MN	Maintenance	6,000		100		REPLACE 4 WINDOWS	12-13-2021	SJD	9	1	07	Measure - Info @ Door
2012-120	05-22-2012	RM	Remodel	4,630		100		RM & REPLACE BOWED BE	11-24-2020	SJT	10		20	Field Review
196	05-09-2003	MN	Maintenance	1,900		100		REPL DECKING/RAILING	07-09-2013	SJD	3		30	Quality Control
									07-01-1996	BB			70	Prior Inspection

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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8018	C   8018   Owne
Interior Wall 2			South Scape   B   1   S   1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2AI	2 Bedroom AI
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	<b>COST / MARKET VALUATION</b>		
AC Type	03	Central	454,769		
CNS Bedrooms	1		Net Other Adj		
Full Baths	2		Replace Cost		
Half Baths	0		Year Built		
Extra Fixtures	1		Effective Year Built		
Total Rooms	5		Depreciation Code		
Bath Style	02	Average	Remodel Rating		
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	3	One Person	Depreciation %		
Kitchen Func	4		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	525		Trend Factor		
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		
FBM Quality			Cns Sect Rcnld		
SF Fin Bsmt	0		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	2	Deck	Cost to Cure Ovr		
Amenity 2			Cost to Cure Ovr Comment		

**FUS**  
(1,253 sf)

**BSM**  
(525 sf)

**WDK**  
(80 sf)

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
FGR1	Garage - 1 Sto	L	242	52.00	1981	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BSM	Basement	0	525	105	66.58	34,957	
FUS	Finished Upper Story	1,253	1,253	1,253	332.92	417,149	
WDK	Deck	0	80	8	33.29	2,663	
Ttl Gross Liv / Lease Area		1,253	1,858	1,366		454,769	

