

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
RITCH ROGER W TT ROGER W RITC		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed		
RITCH JANET B TT JANET B RITCH T		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	497,400	497,400		
992 TREMONT ST		SUPPLEMENTAL DATA					RES LAND	1090	502,100	502,100	905		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3861 Total Acres 2.908 Chapter Lan GIS ID F_876365_2840695					Cyclical Exemption W District HISTORIC ATM 2011 Res Exem Assoc Pid#					DUXBURY, MA	
							Total					1,114,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RITCH ROGER W TT ROGER W RITCH T		42155 0134	10-26-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RITCH ROGER W		5064 0406	10-09-1981	Q	I	135,000	00	2023	1090	478,500	2022	1090	427,100	2021	1090	420,500
									1090	563,900		1090	361,500		1090	348,700
									1090	105,800		1090	105,800		1090	121,600
								Total		1,148,200	Total		894,400	Total		890,800

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

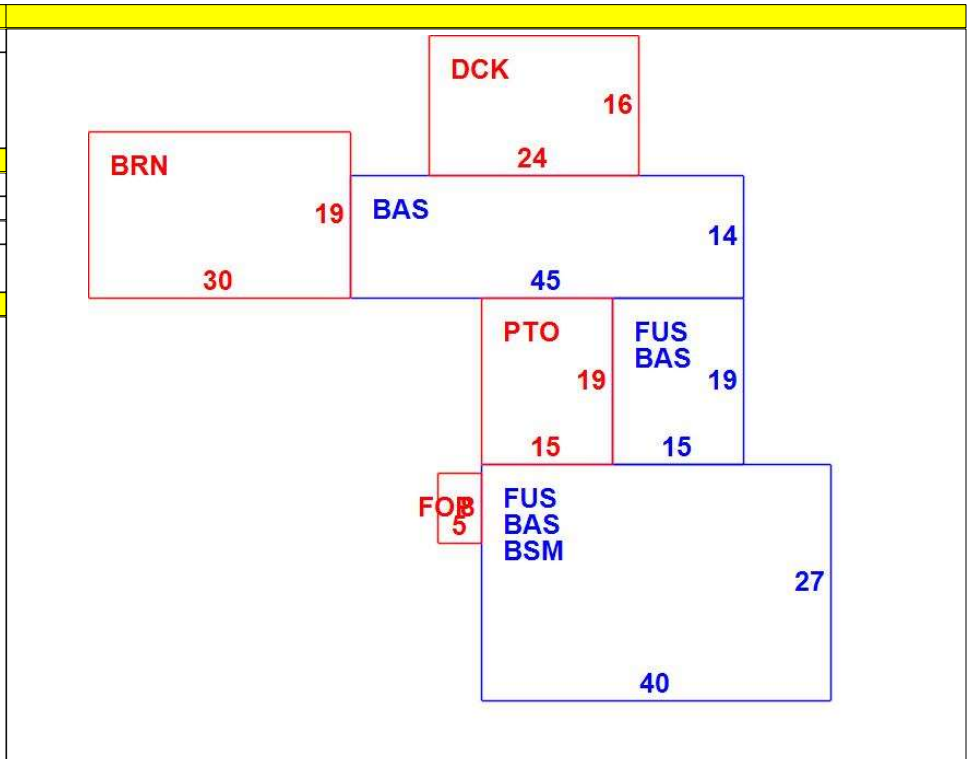
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	497,400	
0060					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	115,200	
					Appraised Land Value (Bldg)	502,100	
					Special Land Value	0	
					Total Appraised Parcel Value	1,114,700	
					Valuation Method	C	
					Total Appraised Parcel Value	1,114,700	

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
239	12-04-2009	RM	Remodel	10,000		100		CHIMNEY&FP 2NDL FIN	10-14-2020	SJT	10		20	Field Review
228	06-27-2006	RM	Remodel	25,000	10-01-2007	100		2 LVL GAR 28X40,BTHR	04-12-2013	VGS			20	Field Review
647	12-01-2003	AD	Addition	70,000	08-18-2004	100		28X40 DTCHD GARAGE	02-05-2008	BSB		1	00	Measure & Listed
19990346	08-09-1999	MN	Maintenance	5,500		100		REROOF AND STRIP						

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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		ES95	0.9500	11.15	445,900
1	1090	Multi Houses	RC	Residual	1.990 AC	35,000.00	0.60201	5	1.00	0060	1.341			1.0000	0.65	56,200
Total Card Land Units					2.91	AC	Parcel Total Land Area					2.91	Total Land Value			502,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
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	09	Pine/Soft Wood			606,078
Interior Floor 2			Net Other Adj		37,050
Heat Fuel	03	Gas	Replace Cost		643,129
Heat Type	05	Hot Water	Year Built		1830
AC Type	01	None	Effective Year Built		1988
Bedrooms	5		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	12		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	4		Condition %		
Extra Openings	3		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		430,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1080		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
FGR7	Garage - Fin U	L	1,120	98.00	2004	A	70	B	1.50	115,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,995	1,995	1,995	158.08	315,370
BRN	Barn	0	570	200	55.47	31,616
BSM	Basement	0	1,080	216	31.62	34,145
DCK	Deck	0	384	38	15.64	6,007
FOP	Open Porch	0	40	6	23.71	948
FUS	Finished Upper Story	1,365	1,365	1,365	158.08	215,779
PTO	Patio	0	285	14	7.77	2,213
Ttl Gross Liv / Lease Area		3,360	5,719	3,834		606,078



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
RITCH ROGER W TT ROGER W RITC RITCH JANET B TT JANET B RITCH T 992 TREMONT ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed										
SUPPLEMENTAL DATA										RESIDNTL	1090	497,400	497,400										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3861 Total Acres 2.908 Chapter Lan GIS ID F_876365_2840695										RES LAND	1090	502,100	502,100										
										RESIDNTL	1090	115,200	115,200										
										Total		1,114,700	1,114,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
RITCH ROGER W TT ROGER W RITC RITCH ROGER W				42155 0134 5064 0406		10-26-2012 10-09-1981		U I Q I		100 135,000		1A 00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2023	1090	478,500	2022	1090	427,100	2021	1090	420,500	
															1090	563,900		1090	361,500		1090	348,700	
															1090	105,800		1090	105,800		1090	121,600	
				Total										Total		1,148,200	Total		894,400	Total		890,800	
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)								497,400					
0060										Appraised Xf (B) Value (Bldg)								0					
												Appraised Ob (B) Value (Bldg)								115,200			
												Appraised Land Value (Bldg)								502,100			
												Special Land Value								0			
												Total Appraised Parcel Value								1,114,700			
												Valuation Method								C			
												Total Appraised Parcel Value								1,114,700			
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						
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						
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0060	1.341			0.0000		0.00	0						
Total Card Land Units					0.00 AC	Parcel Total Land Area					2.91	Total Land Value					0						

VISION

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			99,319
Interior Floor 2			Net Other Adj		0
Heat Fuel	01	Wood/Coal/None	Replace Cost		99,319
Heat Type	11	Other	Year Built		1850
AC Type	01	None	Effective Year Built		1988
Bedrooms	0		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	1		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		66,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS

24

19
FOP
7
4

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	456	456	456	215.91	98,455
FOP	Open Porch	0	28	4	30.84	864
Ttl Gross Liv / Lease Area		456	484	460		99,319

