

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
RICKER EARLE B 293 MAYFLOWER ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	148,700	148,700	
				0 Heavy		RES LAND	1010	382,000	382,000	
SUPPLEMENTAL DATA						RESIDNTL	1010	37,000	37,000	
Alt Prcl ID		Cyclical		6						
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1144		District								
Total Acres 1.832		Res Exem								
Chapter Lan										
GIS ID F_872386_2837827		Assoc Pid#								
						Total		567,700	567,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RICKER EARLE B		4041 96	12-31-1974	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RICKER EARLE B		3741 225	12-31-1971	U	V	30,000	1A	2023	0101	159,000	2022	0101	142,500	2021	0101	141,400
									0101	364,000		0101	300,000		0101	250,000
									0101	9,400		0101	9,400		0101	9,400
									0710	27,400		0710	26,700		0710	28,400
									0700	1,100		0700	1,100		0700	1,100
								Total		560,900	Total		479,700	Total		430,200

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)					148,700
0050					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					37,000
					Appraised Land Value (Bldg)					382,000
					Special Land Value					0
					Total Appraised Parcel Value					567,700
					Valuation Method					C
					Total Appraised Parcel Value					567,700

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
BPO-23-360	09-26-2023	RM	Remodel	12,131		100		REPLACE TUB WITH A SHOWE		01-01-2018	AO	3		99	Vacant Land
										04-12-2013	VGS			20	Field Review
										09-06-2006	K/D		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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.914	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	32,000
Total Card Land Units					1.83	AC	Parcel Total Land Area					1.83	Total Land Value			382,000

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	01	Ranch				Bsmt Area	1144				
Model	01	Residential				Bsmt Type	04				
Grade	03	Average				Unfin Area	0.00	Full			
Stories	1					CONDO DATA					
Occupancy	1					Parcel Id		C		Own	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	12	Hardwood								199,085	
Interior Floor 2						Net Other Adj				10,400	
Heat Fuel	02	Oil				Replace Cost				209,485	
Heat Type	05	Hot Water				Year Built				1973	
AC Type	01	None				Effective Year Built				1992	
Bedrooms	3					Depreciation Code				A	
Full Baths	1					Remodel Rating					
Half Baths	0					Year Remodeled					
Extra Fixtures	2					Depreciation %				29	
Total Rooms	5					Functional Obsol				0	
Bath Style	03	Modern				External Obsol				0	
Kitchen Style	02	Average				Trend Factor				1.000	
Extra Kitchens	0					Condition					
Fireplaces	1					Condition %					
Extra Openings	0					Percent Good				71	
Gas Fireplaces	0					Cns Sect Rcnld				148,700	
Sq Ft Fin Bsmt	0					Dep % Ovr					
FBM Quality						Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage	1					Misc Imp Ovr Comment					
Bsmt Area	1144					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	
WHS	SHEET META	L	800	64.00	1980	A	70	C	1.00	35,800	
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,144	1,144	1,144	145.00	165,880					
BSM	Basement	0	1,144	229	29.03	33,205					
Ttl Gross Liv / Lease Area		1,144	2,288	1,373	199,085						

