

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION								
WORTHMAN DOUGLAS/VAN TOSH P RAILROAD AVE REALTY TRUST PO BOX 2828 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	BLDG		Code 343U	Appraised 237,200		Assessed 237,200									
		0	No Sewer	0	Gravel	0	Average															
		SUPPLEMENTAL DATA		Alt Prcl ID 082/170.0-0741-0102.		Cyclical Exemption W										70						
										Total		237,200		237,200								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
WORTHMAN DOUGLAS/VAN TOSH PATRICI				10822 0204		03-13-1992		Q I		108,000		00		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
														2023	343U	213,400	2022	343U	188,600	2021	343U	246,600
														Total		213,400		Total		188,600		Total
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								APPRAISED VALUE SUMMARY										
Nbhd				Nbhd Name				B				Tracing				Batch						
0001																						
NOTES																						
MICHAEL HANEY;VAN TOSH OPTOMETRIST; WORTHMAN PODIATRIST;LAW OFFICE 1ST FLOOR = UNIT 1 818 SQFT + PART OF UNIT 3 171 SQFT; BSM = 477 SQFT PLAN BK 34 PG 883 & BK 46 PG 326																						
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							
										05-14-2014	DG			00	Measure & Listed							
										04-12-2013	VGS			20	Field Review							
										01-07-1998	KP		7	01	Measure - No Entry							
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	343U	Comm Condo			0.000 AC	0.00	1.00000	C	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	56	Condo Com	AMENITY 1		
Model	06	Com Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1		CONDO DATA		
Occupancy	3		Parcel Id	8022	C 8022
Interior Wall 1	05	Drywall		21-33 Railroad Ave	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr	CO1	Office sm
Interior Floor 2			Condo Unit	1A	1A
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc			256,368
AC Type	03	Central	Net Other Adj		40,068
CNS Bedrooms	0		Replace Cost		296,446
Full Baths	0		Year Built		1992
Half Baths	0		Effective Year Built		2001
Extra Fixtures	0		Depreciation Code		A
Total Rooms	1		Remodel Rating		
Bath Style	02	Average	Year Remodeled		
Kitchen Style	02	Average	Depreciation %		20
Kitchen Type	1	None	Functional Obsol		
Kitchen Func	3		External Obsol		
Parking Class	2	Common	Trend Factor		1.000
SF Basement	477		Condition		
Bsmt Garage	0		Condition %		
Fireplaces	0		Percent Good		80
Part Bedroom	0		Cns Sect Rcnd		237,200
FBM Quality	03	Average	Dep % Ovr		
SF Fin Bsmt	477		Dep Ovr Comment		
Extra Openings	0		Misc Imp Ovr		
Gas Fireplace	0		Misc Imp Ovr Comment		
Parking			Cost to Cure Ovr		
AMENITY 1			Cost to Cure Ovr Comment		
Amenity 2					

BAS (989 sf)

BSM (477 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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	989	989	989	236.50	233,900
BSM	Basement	0	477	95	47.10	22,468
Ttl Gross Liv / Lease Area		989	1,466	1,084		256,368

