

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
MORRIS JAMES M TRUSTEE JMMHBM RONIN REALTY TRUST 33 RAILROAD AVE #2			0 Water 0 No Sewer	0 Two-Way 0 Gravel 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION				
DUXBURY MA 02332		SUPPLEMENTAL DATA			BLDG	343U	220,000	220,000	Total 220,000 220,000							
Alt Prcl ID 082/170.0-0741-0103. Scnd Hom Tax Class T Tot Fin Are 940 Total Acres 0 Chapter La GIS ID F_877324_2843569		Cyclical Exemption W District Res Exem Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORRIS JAMES M TRUSTEE MILLBROOK SQUARE LLC		28104 15816	0042 0276	04-30-2004 01-20-1998	Q U	I I	225,000 100	00 1F	Year	Code	Assessed	Year	Code	Assessed		
									2023	343U	197,600	2022	343U	170,700		
									Total		197,600	Total		170,700		
									Total		185,000	Total		185,000		
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												
0001																
NOTES																
FINANCIAL MGMT (SUITE 2)-CLOSED AT TIME OF INSPECTION; SHARED BATH W/ UNIT 3 UNIT 2 = 897 SQFT, PL BK 40 PG 271 +43 SQFT STORAGE, PL BK 47 PG 1138																
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		
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				
Occupancy					
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
CNS Bedrooms	0				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	1				
Bath Style	02	Average			
Kitchen Style	02	Average			
Kitchen Type	1	None			
Kitchen Func	1				
Parking Class	2	Common			
SF Basement	0				
Bsmt Garage	0				
Fireplaces	0				
Part Bedroom	0				
FBM Quality					
SF Fin Bsmt	0				
Extra Openings	0				
Gas Fireplace	0				
Parking					
AMENITY 1					
Amenity 2					

CONDO DATA			
Parcel Id	8022	C 8022	Owne
	21-33 Railroad Ave	B 1	S 1
Adjust Type	Code	Description	Factor%
Condo Flr	CO	Office	110
Condo Unit	1A	1A	100

COST / MARKET VALUATION	
Net Other Adj	0
Replace Cost	268,236
Year Built	1996
Effective Year Built	2003
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	220,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BAS
(897 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	897	897	897	299.03	268,226
Ttl Gross Liv / Lease Area		897	897	897		268,226

