

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KRUGGER RICHARD KRUGGER SALLY 259 SPRING ST WEST BRIDGE MA 02379			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	0130	142,400	142,400	
					0	Heavy			RES LAND	0130	194,450	194,450	VISION
SUPPLEMENTAL DATA													
Alt Prcl ID						Cyclical	80		RESIDNTL	0130	3,700	3,700	
Scnd Hom						Exemption			COMMERC.	0310	142,400	142,400	
Tax Class T						W			COM LAND	0310	194,450	194,450	
Tot Fin Are 1984						District			COMMERC.	0310	3,700	3,700	
Total Acres .17						Res Exem							
Chapter La													
GIS ID F_881257_2839962						Assoc Pid#							
										Total	681,100	681,100	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
KRUGGER RICHARD BAILEY GEORGE J	51999	293	11-25-2019	Q	I	560,000	00	Year	Code	Assessed	Year	Code	Assessed
	15206	0319	05-29-1997	U	I	1	1N	2023	0130	108,800	2022	0130	108,800
									0130	139,900	2021	0130	139,900
									0310	108,800		0130	4,050
									0310	139,900		0310	108,800
									0310	108,800		0310	78,700
								Total	497,400	Total	505,500	Total	389,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES												
This signature acknowledges a visit by a Data Collector or Assessor												
										APPRAISED VALUE SUMMARY		
										Appraised Bldg. Value (Card)	284,800	
										Appraised Xf (B) Value (Bldg)	0	
										Appraised Ob (B) Value (Bldg)	7,400	
										Appraised Land Value (Bldg)	388,900	
										Special Land Value	0	
										Total Appraised Parcel Value	681,100	
										Valuation Method	C	
										Total Appraised Parcel Value	681,100	

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
CPO-23-30	07-24-2023	SP	Solar Panels	19,800		0		SOLAR PANELS			07-24-2023	SJD	5	1	00	Measure & Listed
CPO-22-35	04-12-2023	RM	Remodel	154,190		100	07-24-2023	PLAN BA-031=FRAME INT PAR			05-12-2020	SJD	9		20	Field Review
CPO-22-25	06-09-2022	MS	Miscellaneous			100	09-27-2022	INTERIOR DEM OF 1ST FLOOR			05-29-2014	DG			00	Measure & Listed
CPO-20-26	06-03-2022	MN	Maintenance	75,000		100	05-09-2023	RAISE BLDG OUT OF FLOOD			04-12-2013	VGS			20	Field Review
CPO-22-21	05-25-2022	DM	Demolish	5,000	06-28-2022	100		DEMO GARAGE								
2018-84	03-20-2018	MN	Maintenance	5,000		100		REPAIR FLOOR, REPLACE SH								
2014-251	08-27-2014	MN	Maintenance	2,250		100		REPAIR POSTING ON EXISTIN								

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	0310	Pri Comm	NB	Primary	7,405	SF	42.01	1.00000	C	1.00	1090	1.000		0	42.01	388,900
Total Card Land Units					0.17	AC	Parcel Total Land Area: 0.17					Total Land Value		388,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	04	Above Ave			
Stories	2				
Occupancy	3.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	06	Steam			
AC Type	03	Central			
Use Type	2	Retail			
Bldg Use	3250	Small Retail			
Total Rooms	6				
Total Baths	1.5				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	03	Average			
Pct Heated	100				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	1.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0310	Pri Comm	50
0130	Pri Res	50
		0

COST / MARKET VALUATION	
RCN	384,859
Year Built	1915
Effective Year Built	1995
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	284,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	% Good	Grade	Grade Adj	Appr. Value
PTO	Patio	L	492	15.00	2022	E	100	C	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	992	992	992	185.92	184,435	
FUS	Finished Upper Story	1,056	1,056	1,056	185.92	196,334	
PTO	Patio	0	144	7	9.04	1,301	
TDK	Trex Deck	0	136	14	19.14	2,603	
WDK	Deck	0	9	1	20.66	186	
Ttl Gross Liv / Lease Area		2,048	2,337	2,070		384,859	

