

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SPALDING ROBERT H			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
255 WASHINGTON ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	724,000	724,000
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	1,287,800	1,287,800
Alt Prcl ID		Cyclical 9			RESIDNTL	1010	4,300	4,300	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 4030		District							
Total Acres 1.178		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_880710_2837148									
Total							2,016,100	2,016,100	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SPALDING ROBERT H JR TT		58081 136	07-10-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
SPALDING ROBERT H		44528 0161	07-15-2014	U	I	100	1	2023	1010	542,500	2022	1010	453,900
SPALDING ROBERT H		9874 0289	07-31-1990	Q	I	475,000	00		1010	1,123,300		1010	764,400
									1010	2,900		1010	2,900
Total							1,668,700	Total	1,221,200	Total	1,070,100		

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	724,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,300
Appraised Land Value (Bldg)	1,287,800
Special Land Value	0
Total Appraised Parcel Value	2,016,100
Valuation Method	C
Total Appraised Parcel Value	2,016,100

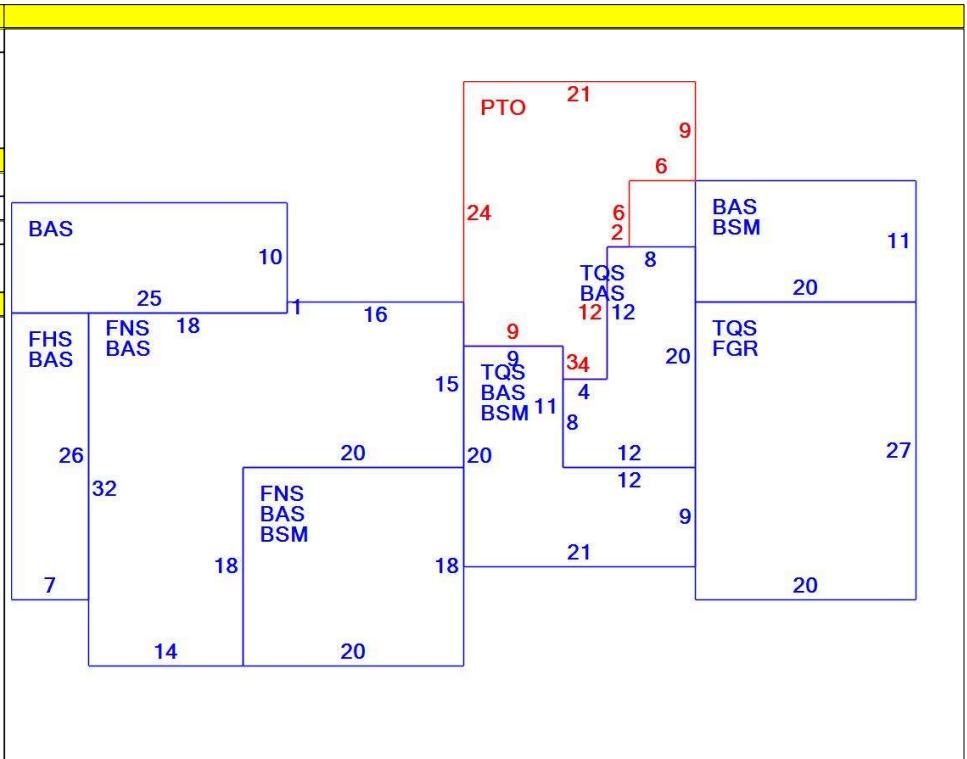
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES											

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
31	08-08-2005	MN	Maintenance	15,000	04-07-2006	100		STRIP & RE-ROOF	04-12-2013	VGS			20	Field Review
352	07-26-2005	RM	Remodel	30,000	04-07-2006	100		OV GAR 26.5X16,23.5	04-14-2006	KP		1	00	Measure & Listed
580	10-29-2003	RM	Remodel	15,000	06-29-2004	100		REFRB KIT & LAUNDRY						
201	05-28-2002	NC	New Construct	5,760	07-26-2003	100		12X16 UTILITY BLDNG						

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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.037	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.97	4,800
1	1010	Single Family		Undevelop	0.224	AC 2,000.00	1.00000	0	1.00	0090	3.661	2 EASEMENTS		1.0000	0.16	1,600
Total Card Land Units					1.18	AC	Parcel Total Land Area			1.18	Total Land Value			1,287,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	868	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		966,388
Interior Floor 2			Replace Cost		53,280
Heat Fuel	02	Oil	Year Built		1,019,668
Heat Type	04	Forced Air-Duc	Effective Year Built		1919
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		G
Full Baths	4		Year Remodeled		
Half Baths	2		Depreciation %		29
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		71
Extra Openings	1		Cns Sect Rcnld		724,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	868		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
PTO	Patio	L	144	15.00	1965	A	70	C	1.00	1,500
SHD1	Shed	L	192	21.00	2003	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,236	2,236	2,236	214.94	480,615
BSM	Basement	0	868	174	43.09	37,400
FGR	Garage	0	540	216	85.98	46,428
FHS	Finished Half Story	91	182	91	107.47	19,560
FNS	Finished 90% Story	994	1,104	994	193.53	213,654
PTO	Patio	0	408	20	10.54	4,299
TQS	Three Quarter Story	765	1,020	765	161.21	164,432
Ttl Gross Liv / Lease Area		4,086	6,358	4,496		966,388



255 WASHINGTON ST

