

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION	
MORSE RICHARD T AND MICHAEL RTMG REALTY TRUST 251 WASHINGTON ST DUXBURY MA 02332		3 Under Water	0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed		
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,335,700	1,335,700		
		SUPPLEMENTAL DATA				RES LAND	1010	4,046,900	4,046,900		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6368 Total Acres 2.378 Chapter Lan GIS ID F_881200_2837041				Cyclical Exemption W District Res Exem	9 W	RESIDNTL	1010	132,400	132,400
						Total		5,515,000	5,515,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MORSE RICHARD T AND MICHAEL G TT		46669 0168	03-09-2016	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed				
MORSE RICHARD T & MICHAEL G TT		32099 0344	01-23-2006	U	I	1	1F	2023	1010	993,600	2022	1010	826,600				
MORSE RICHARD H		32099 0341	01-23-2006	U	I	1	1F		1010	2,990,500		1010	2,577,200				
									1010	117,400		1010	117,400				
Total								4,101,500		Total		3,521,200		Total		3,036,200	

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				
0090								
NOTES				Appraised Bldg. Value (Card)				1,335,700
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				132,400
				Appraised Land Value (Bldg)				4,046,900
				Special Land Value				0
				Total Appraised Parcel Value				5,515,000
				Valuation Method				C
				Total Appraised Parcel Value				5,515,000

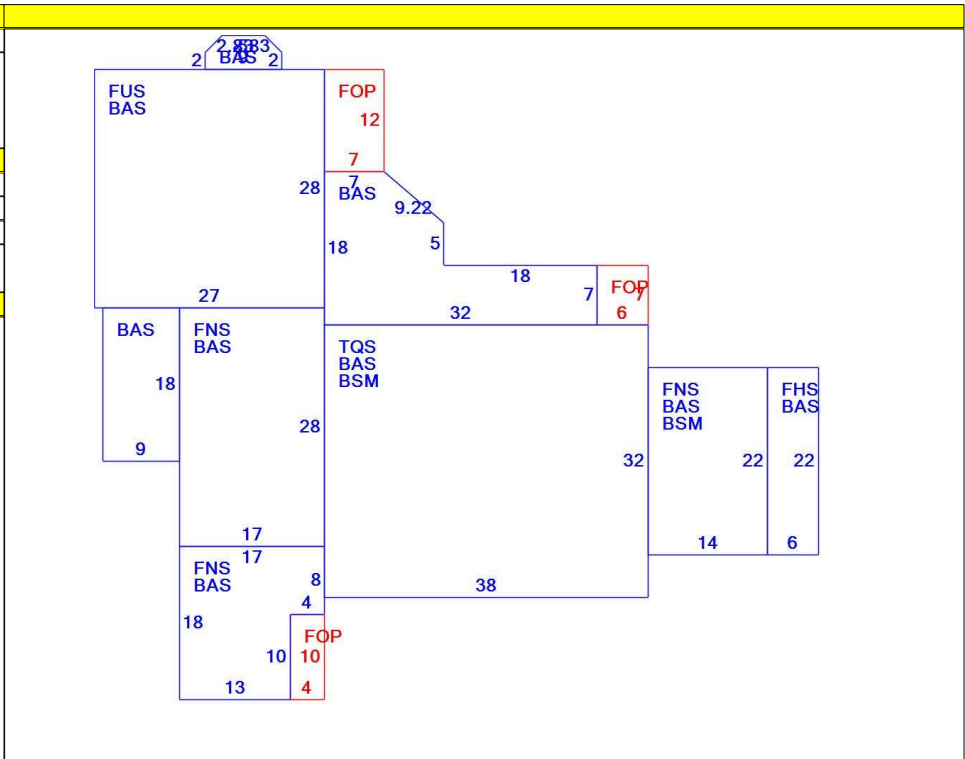
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-20-77	08-12-2020	MN	Maintenance	42,800		100	09-18-2020	Replacement Windows	04-12-2013	VGS			20	Field Review	
2018-200	09-24-2018	MS	Miscellaneous	30,240		100		REPLACE 3 WINDOWS AND 1	08-24-2009	KP		1	00	Measure & Listed	
2018-10	06-06-2018	MS	Miscellaneous	25,305		100		STRIP & REROOF							
2015-230	10-02-2015	MN	Maintenance	75,000		100		STRIP & REROOF, REPLACE W							
2013-167	09-11-2013	MN	Maintenance	50,000		100		REPLACE 9 WINDOWS AND 1							
98	05-04-2010	MS	Miscellaneous	7,405		100		10X16 UTILITY BLDG							
30	01-14-2008	NC	New Construct	90,000		100		1580 G/BARN FIN 2ND							

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	MARSH FRONT	W325,ES95	3.0875	98.91	3,956,300
1	1010	Single Family	RC	Residual	0.661	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	84,700
1	1010	Single Family	WP	Undevelop	0.800	AC 2,000.00	1.00000	0	1.00	0090	3.661	MARSH		1.0000	0.17	5,900
Total Card Land Units					2.38	AC	Parcel Total Land Area					2.38	Total Land Value			4,046,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1524	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	5				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	3				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1524				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	1,577,354
Replace Cost	51,490
Year Built	1,628,844
Effective Year Built	1928
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	1,335,700
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	% Gd	Grade	Grade Adj.	Appr. Value
FGR7	Garage - Fin U	L	1,580	98.00	2007	A	70	C	1.00	108,400
SHD1	Shed	L	96	21.00	1969	A	70	C	1.00	1,400
PTO	Patio	L	420	15.00	1980	A	70	C	1.00	4,400
DCK	Dock	L	385	45.00	1997	A	70	B	1.50	18,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,705	3,705	3,705	234.94	870,434
BSM	Basement	0	1,524	305	47.02	71,655
FHS	Finished Half Story	66	132	66	117.47	15,506
FNS	Finished 90% Story	945	1,050	945	211.44	222,014
FOP	Open Porch	0	166	25	35.38	5,873
FUS	Finished Upper Story	756	756	756	234.94	177,611
TQS	Three Quarter Story	912	1,216	912	176.20	214,261
Ttl Gross Liv / Lease Area		6,384	8,549	6,714		1,577,354



251 WASHINGTON ST

