

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
RYER SCOTIA R TT		0	Water	0	Private	0	Average	Description	Code		Appraised	Assessed
SCOTIA R RYER REVOCABLE TRUS		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		350,700	350,700
233 WASHINGTON ST				0	Light			RES LAND	1010		3,869,800	3,869,800
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	20,800		20,800		
Alt Prcl ID		Cyclical		9								
Scnd Home		Exemption		W								
Tax Class T		District		Res Exem								
Tot Fin Area 2350		Assoc Pid#										
Total Acres 1.618												
Chapter Lan												
GIS ID F_881123_2836813												
										Total	4,241,300	4,241,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RYER SCOTIA R TT	44704	0240	09-03-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RYER SCOTIA R	44175	0217	03-26-2014	U	I	1	1A	2023	1010	289,800	2022	1010	271,300	2021	1010	254,600
ROBERTSON DOUGLAS A TT	43515	0161	08-21-2013	U	I	100	1A		1010	3,560,900		1010	2,612,100		1010	2,206,500
RYER JANE & ROBERTSON D TT	33893	0157	12-27-2006	U	I	100	1F		1010	15,700		1010	15,700		1010	12,900
RYER JANE R TT	33893	0140	11-27-2006	U	I	1	1A									
									Total	3,866,400	Total	2,899,100	Total	2,474,000		

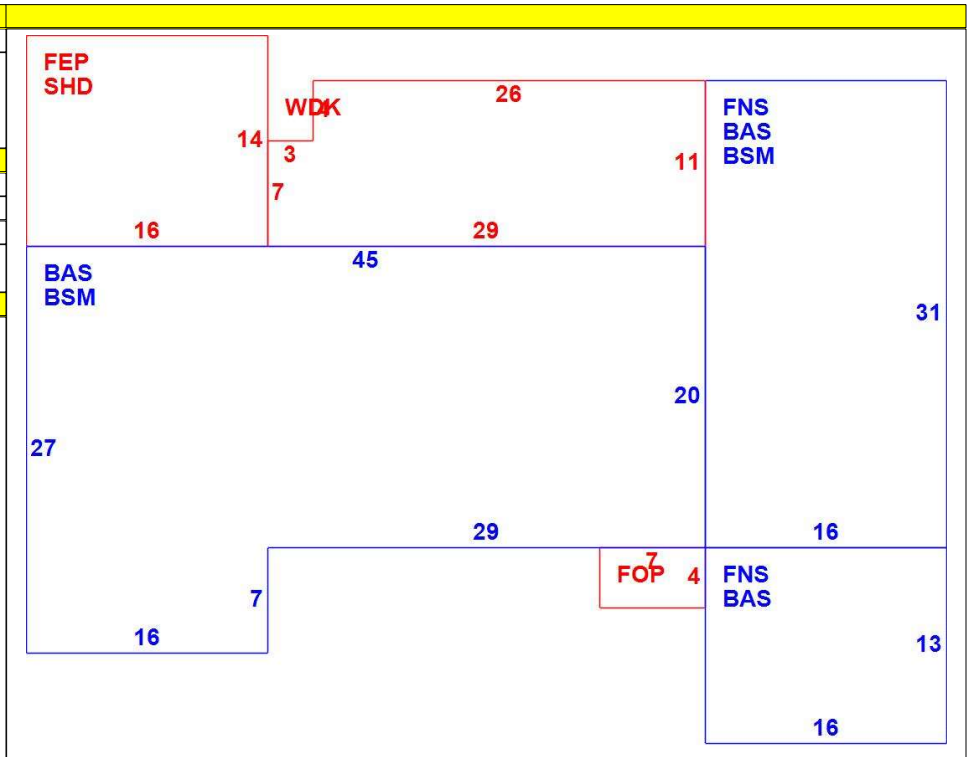
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	350,700				Appraised Xf (B) Value (Bldg)	0
0090					Appraised Ob (B) Value (Bldg)	20,800				Appraised Land Value (Bldg)	3,869,800
					Special Land Value	0				Total Appraised Parcel Value	4,241,300
					Valuation Method	C				Total Appraised Parcel Value	4,241,300

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
										02-10-2023	SJT	0		06	Inspection Only
										04-08-2019	SJT	0	1	00	Measure & Listed
										10-31-2014	SJD	10	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										03-24-2001	KP		1	00	Measure & Listed

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	26,200	SF	12.39	1.00000	5	1.00	0090	3.661	WTR FRNT	W325	3.2500	147.42	3,862,300
1	1010	Single Family	WP	Undevelop	1.022	AC	2,000.00	1.00000	0	1.00	0090	3.661	MARSH	1.0000	0.17		7,500
Total Card Land Units					1.62	AC	Parcel Total Land Area					1.62	Total Land Value			3,869,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1508	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.9		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B S		
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	532,932		
Interior Floor 2	14	Carpet	Net Other Adj 41,925		
Heat Fuel	03	Gas	Replace Cost 574,857		
Heat Type	04	Forced Air-Duc	Year Built 1964		
AC Type	06	Partial	Effective Year Built 1982		
Bedrooms	4		Depreciation Code F		
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation % 39		
Total Rooms	7		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor 1.000		
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good 61		
Gas Fireplaces	0		Cns Sect Rcnd 350,700		
Sq Ft Fin Bsmt	486		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1508		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
DCK	Dock	L	385	45.00	1997	A	70	C	1.00	12,100
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,716	1,716	1,716	183.83	315,457
BSM	Basement	0	1,508	302	36.82	55,518
FEP	Finished Enclosed Porch	0	224	134	109.97	24,634
FNS	Finished 90% Story	634	704	634	165.55	116,550
FOP	Open Porch	0	28	4	26.26	735
SHD	Attached Shed	0	224	78	64.01	14,339
WDK	Deck	0	307	31	18.56	5,699
Ttl Gross Liv / Lease Area		2,350	4,711	2,899		532,932

