

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
ZACHMANN WILLIAM F ZACHMANN ELIZABETH A L PO BOX 2805 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	346,500	346,500									
		SUPPLEMENTAL DATA		0		Medium		RES LAND		1010	1,290,800	1,290,800								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2864 Total Acres .991 Chapter Lan GIS ID F_878594_2832302		Cyclical 9 Exemption W District Res Exem Assoc Pid#		RESIDNTL		1010	18,500	18,500												
Total										1,655,800	1,655,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
ZACHMANN WILLIAM F		5362	0403	05-27-1983		Q	I	183,500		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010	371,600	2022	1010	339,500	2021	1010	293,100	
												1010	1,292,200		1010	879,200		1010	706,800	
												1010	18,900		1010	18,900		1010	18,900	
Total										1,682,700	Total		1,237,600	Total		1,018,800				
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)				346,500						
0090										Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				18,500						
										Appraised Land Value (Bldg)				1,290,800						
										Special Land Value				0						
										Total Appraised Parcel Value				1,655,800						
										Valuation Method				C						
Total Appraised Parcel Value										1,655,800										
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			
												03-07-2023	SJD	0	1	00	Measure & Listed			
												04-12-2013	VGS			20	Field Review			
												08-27-2008	BSB		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	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	0.074 AC	35,000.00	1.00000	5	1.00	0090	3.661					1.0000	2.93	9,400		
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value					1,290,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	858	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2.35				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	858				

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

COST / MARKET VALUATION	
Net Other Adj	641,313
Replace Cost	24,940
Year Built	666,253
Effective Year Built	1895
Depreciation Code	1973
Remodel Rating	F
Year Remodeled	
Depreciation %	48
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	52
Cns Sect Rcnd	346,500
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
FGR1	Garage - 1 Sto	L	648	52.00	1980	F	55	C	1.00	18,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,282	1,282	1,282	192.13	246,304
BSM	Basement	0	858	172	38.51	33,046
FAT	Finished Attic	346	1,154	346	57.60	66,475
FDS	Finished 95% Story	970	1,021	970	182.53	186,361
FEP	Finished Enclosed Porch	0	320	192	115.28	36,888
FNS	Finished 90% Story	266	296	266	172.65	51,105
FOP	Open Porch	0	730	110	28.95	21,134
Ttl Gross Liv / Lease Area		2,864	5,661	3,338		641,313

