

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
SPELTMAN TIMOTHY J				0 Water 0 Sewer		0 Two-Way 0 Paved 0 Light		0 Excellent 0 Average		Description	Code	Appraised	Assessed								
61 OCEAN RD N										RESIDENTL	1010	374,800	374,800	VISION							
DUXBURY MA 02332										RES LAND	1010	710,900	710,900								
SUPPLEMENTAL DATA														Total							
Alt Prcl ID		Scnd Home		Tax Class		Tot Fin Area		Total Acres		Chapter Lan		GIS ID				Cyclical Exemption		District		Res Exem	
		500724		T		2016		.103						8		SEAWALL 1 G1 OF					
RECORD OF OWNERSHIP														PREVIOUS ASSESSMENTS (HISTORY)							
SPELTMAN TIMOTHY J		LCC 82950		05-13-1992		U I		1 1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
										2023	1010	283,400	2022	1010	258,800	2021	1010	233,600			
											1010	541,300		1010	477,900		1010	378,500			
Total														824,700		736,700		612,100			
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)				374,800							
0120										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				0							
										Appraised Land Value (Bldg)				710,900							
										Special Land Value				0							
										Total Appraised Parcel Value				1,085,700							
										Valuation Method				C							
Total Appraised Parcel Value														1,085,700							
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						
13215	05-20-1994	NC	New Construct	112,000	11-22-1996	100		24X40 SING FAM		08-18-2020	SJT	10		20	Field Review						
12412	10-27-1992	NC	New Construct	7,000	11-22-1996	100		CHGE DIMENSIONS HSE		03-21-2019	SJD	0	1	00	Measure & Listed						
										04-12-2013	VGS			20	Field Review						
										03-16-2012	K-S		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	4,500 SF	46.67	1.00000	5	1.00	0120	2.096			W170,ES95	1.6150	157.98					
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			710,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	05	Ave/Good	Unfin Area	0.00	None
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			432,187
Interior Floor 2			Net Other Adj		14,040
Heat Fuel	03	Gas	Replace Cost		446,227
Heat Type	05	Hot Water	Year Built		1995
AC Type	01	None	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		16
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnd		374,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	206.99	198,707	
DCK	Deck	0	720	72	20.70	14,903	
FUS	Finished Upper Story	1,056	1,056	1,056	206.99	218,577	
Ttl Gross Liv / Lease Area		2,016	2,736	2,088		432,187	

DCK		
	24	14
	24	2
FUS		
DCK		
BAS		
	24	40
	24	2
FUS		
DCK		
	24	12
	24	

