

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
OHMSTEDE KARL M TRUSTEE OHMSTEDE FAMILY PROTECTION T 174 KEENE ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed								
										RESIDENTL	1010	206,800	206,800	VISION							
										RES LAND	1010	350,700	350,700								
SUPPLEMENTAL DATA																					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1526 Total Acres .92 Chapter Lan GIS ID F_856608_2847478				Cyclical 1 Exemption W District Res Exem Assoc Pid#																	
										Total		557,500	557,500								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
OHMSTEDE KARL M TRUSTEE OHMSTEDE KARL			52877 60 3419 0269		06-09-2020 01-11-1968		U I U I		1 1A 0 1				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	1010	153,400	2022	1010	127,300	2021	1010	127,100
														1010	364,700		1010	300,600		1010	250,500
			Total										Total		518,100	Total		427,900	Total		377,600
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)				206,800			
0050														Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0					
												Appraised Land Value (Bldg)				350,700					
												Special Land Value				0					
												Total Appraised Parcel Value				557,500					
												Valuation Method				C					
												Total Appraised Parcel Value				557,500					
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				
												10-18-2022	SJT	10		09	Total Refusal				
												04-12-2013	VGS			20	Field Review				
												04-02-2007	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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,700				
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					350,700			

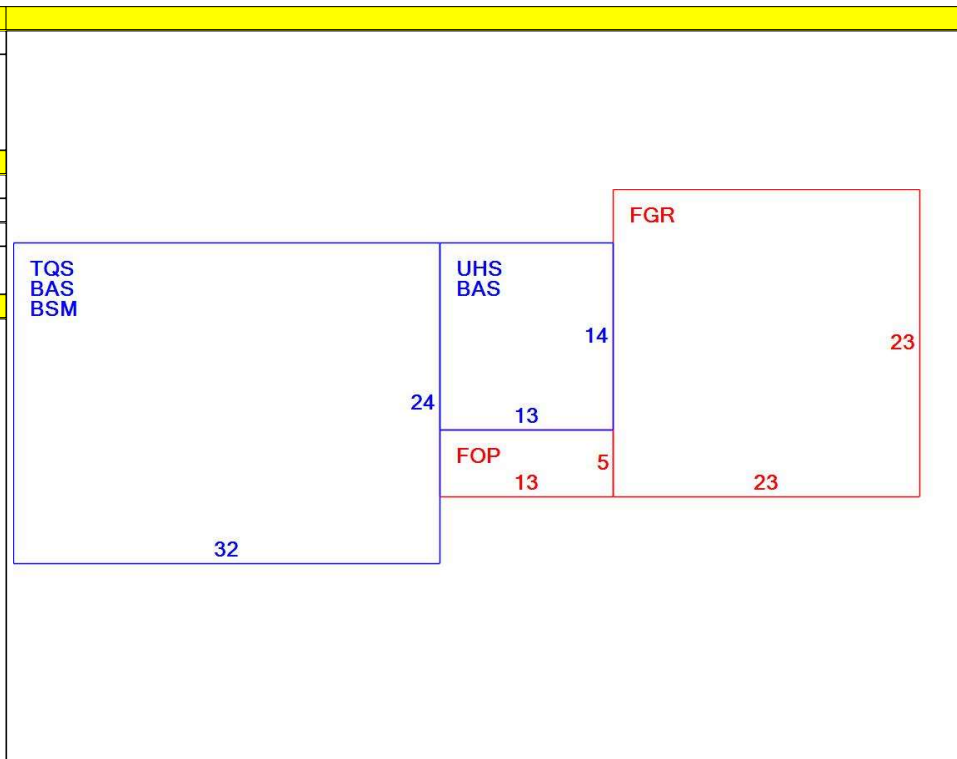
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	768	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
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	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	768				

CONDO DATA

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

COST / MARKET VALUATION

Net Other Adj	331,063
Replace Cost	8,000
Year Built	339,063
Effective Year Built	1966
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	10
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	61
Cns Sect Rcnld	206,800
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	950	950	950	169.95	161,453
BSM	Basement	0	768	154	34.08	26,172
FGR	Garage	0	529	212	68.11	36,029
FOP	Open Porch	0	65	10	26.15	1,700
TQS	Three Quarter Story	576	768	576	127.46	97,891
UHS	Unfinished Half Story	0	182	46	42.95	7,818
Ttl Gross Liv / Lease Area		1,526	3,262	1,948		331,063



174 KEENE ST

