

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RYAN JAMES P TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
21 INNSBRUCK RLTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	668,300	668,300
21 BAY AVE				0 Light		RES LAND	1010	1,812,000	1,812,000
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID	Cyclical		8				
		Scnd Home	Exemption						
		Tax Class	W		W				
		Tot Fin Area	District		SEAWALL 2 G1 OF				
		Total Acres	Res Exem						
		Chapter Lan							
		GIS ID	F_887215_2852179		Assoc Pid#				
							Total	2,480,300	2,480,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RYAN JAMES P TT		9297 0130	08-14-1989	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	509,700	2022	1010	466,900
									1010	1,468,500		1010	1,260,600
								Total		1,978,200	Total		1,727,500
								Total			Total		1,383,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	668,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,812,000
Special Land Value	0
Total Appraised Parcel Value	2,480,300
Valuation Method	C
Total Appraised Parcel Value	2,480,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

NOTES									

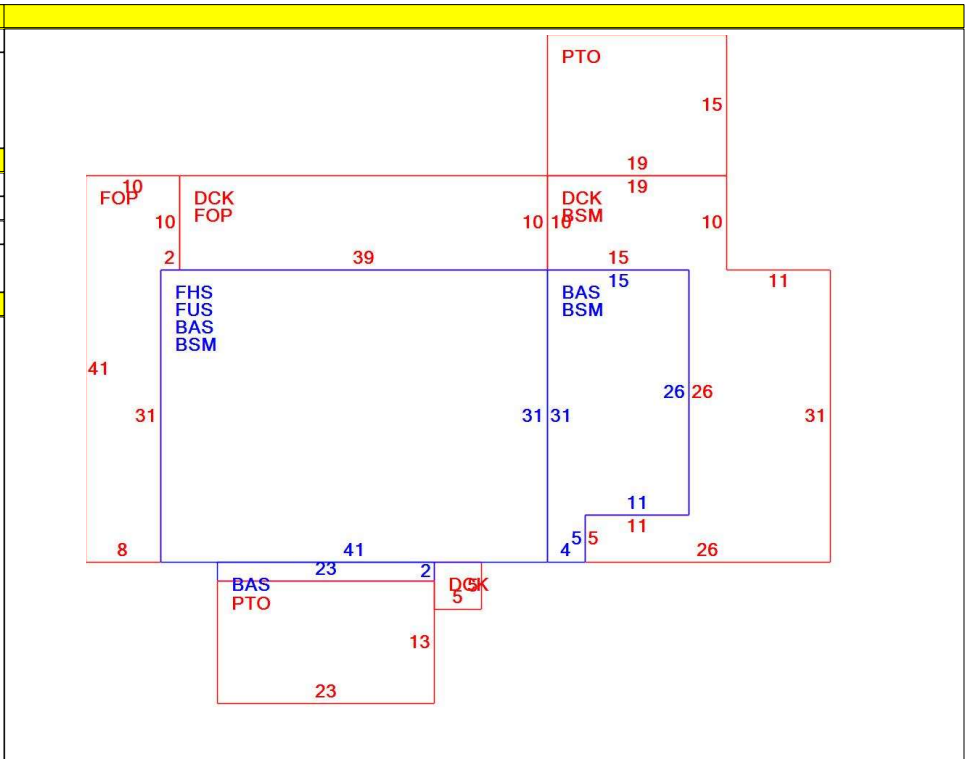
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
32	04-20-2011	MN	Maintenance	2,600		100		ROOF OVER PORCH		04-12-2013	VGS			20	Field Review
57-A	02-24-2006	MS	Miscellaneous	4,100		100		ROOF/AWINING/BATHRM		09-03-2008	BSB			01	Measure - No Entry
9	02-02-2006	MS	Miscellaneous	12,000		100		ROOF							
57	10-11-2005	MS	Miscellaneous	32,000		100		WINDOWS & DOORS							
12156	12-10-1991	MN	Maintenance	18,000	01-01-1993	100		REBUILD PORCH & DECK							

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	22,216 SF	14.15	1.00000	5	1.00	0120	2.096		W275	2.7500	81.56	1,812,000
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			1,812,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2391	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2.6				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	04	Hip			
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	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	480				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	2391				

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

COST / MARKET VALUATION	
Net Other Adj	887,318
Replace Cost	53,920
Year Built	941,237
Effective Year Built	1900
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	668,300
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	1,727	1,727	1,727	203.28	351,065
BSM	Basement	0	2,391	478	40.64	97,168
DCK	Deck	0	1,125	113	20.42	22,971
FHS	Finished Half Story	636	1,271	636	101.72	129,286
FOP	Open Porch	0	738	111	30.57	22,564
FUS	Finished Upper Story	1,271	1,271	1,271	203.28	258,369
PTO	Patio	0	584	29	10.09	5,895
Ttl Gross Liv / Lease Area		3,634	9,107	4,365		887,318

