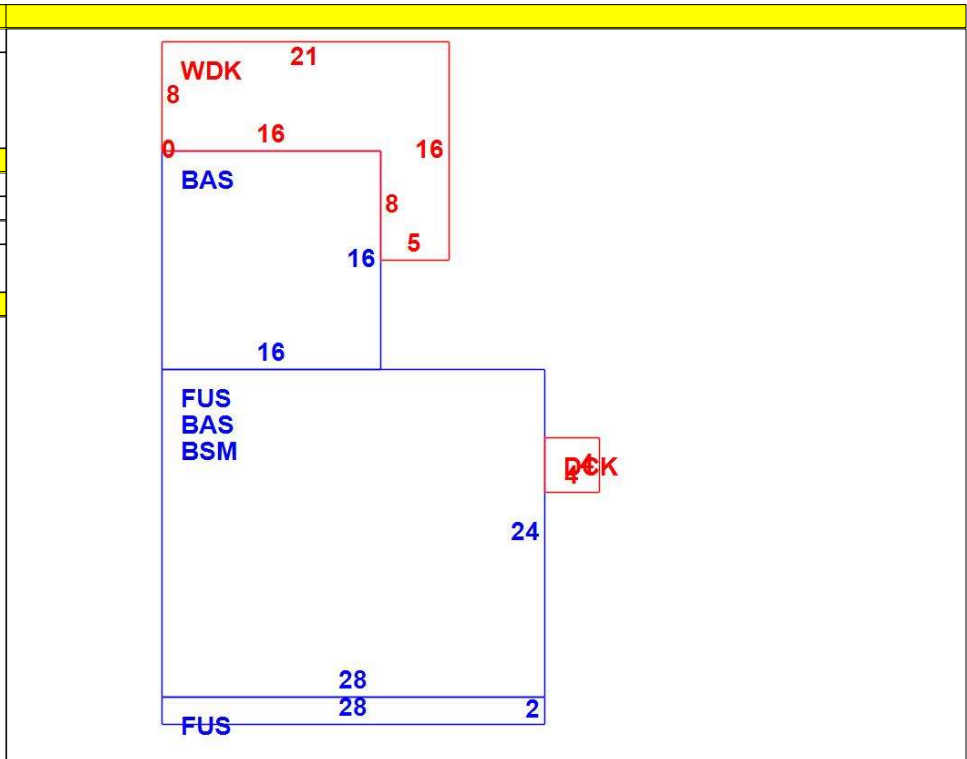


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
RAMSEYER RONALD L AND RAMSEYER RAMSEYER REALTY TRUST 530 UNION BRIDGE RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	386,900	386,900							
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical		1		RES LAND	1010	312,200	312,200					
								RESIDNTL	1010	1,200	1,200							
										Total		700,300		700,300				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
RAMSEYER RONALD L AND RAMSEYER		53055	007	07-10-2020		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed		
RAMSEYER RONALD L		38481	0091	04-30-2010		Q	I	369,000		00	2023	1010	294,300	2022	1010	249,600		
MARNELL RICHARD T		19527	0157	03-20-2001		Q	I	292,000		00		1010	324,300		1010	271,900		
MARKELLA PHILIP M		15429	0172	08-26-1997		Q	I	179,000		00		1010	800					
LYONS MICHAEL J		13330	0031	12-21-1994		U	V	60,000		1	Total		619,400		Total 521,500			
											Total		444,200					
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)				386,900				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				1,200				
										Appraised Land Value (Bldg)				312,200				
										Special Land Value				0				
										Total Appraised Parcel Value				700,300				
										Valuation Method				C				
										Total Appraised Parcel Value				700,300				
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	
QPO-22-22	02-25-2022	MN	Maintenance	11,447		100		Replacement of 4 windows.				10-26-2021	SJT	10		00	Measure & Listed	
365	10-16-2006	MS	Miscellaneous	7,500		100		DECK 8X21&6X8				04-12-2013	VGS			20	Field Review	
14940	05-15-1998	NC	New Construct	6,500	01-01-1999	100		16X16 3 SEASON PRCH				04-11-2007	BSB		1	00	Measure & Listed	
13539	01-10-1995	NC	New Construct	70,000	08-05-1997	100		24X28 & 26X28 1 FAM										
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	21,443	SF	14.56	1.00000	5	1.00	0050	1.000			1.0000	14.56	312,200	
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value					312,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	672	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2	14	Carpet	Net Other Adj		422,850
Heat Fuel	02	Oil	Replace Cost		21,859
Heat Type	05	Hot Water	Year Built		444,709
AC Type	01	None	Effective Year Built		1995
Bedrooms	3		Depreciation Code		2008
Full Baths	1		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
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		87
Gas Fireplaces	0		Cns Sect Rcnld		386,900
Sq Ft Fin Bsmt	271		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	672		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
SHD1	Shed	L	80	21.00	2015	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	928	928	928	233.23	216,440	
BSM	Basement	0	672	134	46.51	31,253	
DCK	Deck	0	16	2	29.15	466	
FUS	Finished Upper Story	728	728	728	233.23	169,793	
WDK	Deck	0	208	21	23.55	4,898	
Ttl Gross Liv / Lease Area		1,656	2,552	1,813		422,850	

