

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MARCHEWKA NICHOLAS & MARTIN MARCHEWKA FAMILY IRREVOCABL 5 PINE BROOK WAY  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	364,500	364,500
		SUPPLEMENTAL DATA		Cyclical 2		Exemption W		RES LAND	1010	480,600	480,600
		Alt Prcl ID		District		RESIDNTL	1010	130,600	76,600	905  DUXBURY, MA  <b>VISION</b>	
		Scnd Home		Res Exem		Total		975,700	921,700		
		Tax Class T		Assoc Pid#							
		Tot Fin Area 1841									
		Total Acres 2.005									
		Chapter Lan									
		GIS ID F_855561_2834952									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MARCHEWKA NICHOLAS & MARTIN TT		38229 0160	02-10-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	290,500	2022	1010	271,400
									1010	515,700		1010	328,000
									1010	50,600		1010	50,600
								Total		856,800	Total		650,000
								Total			Total		616,300

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

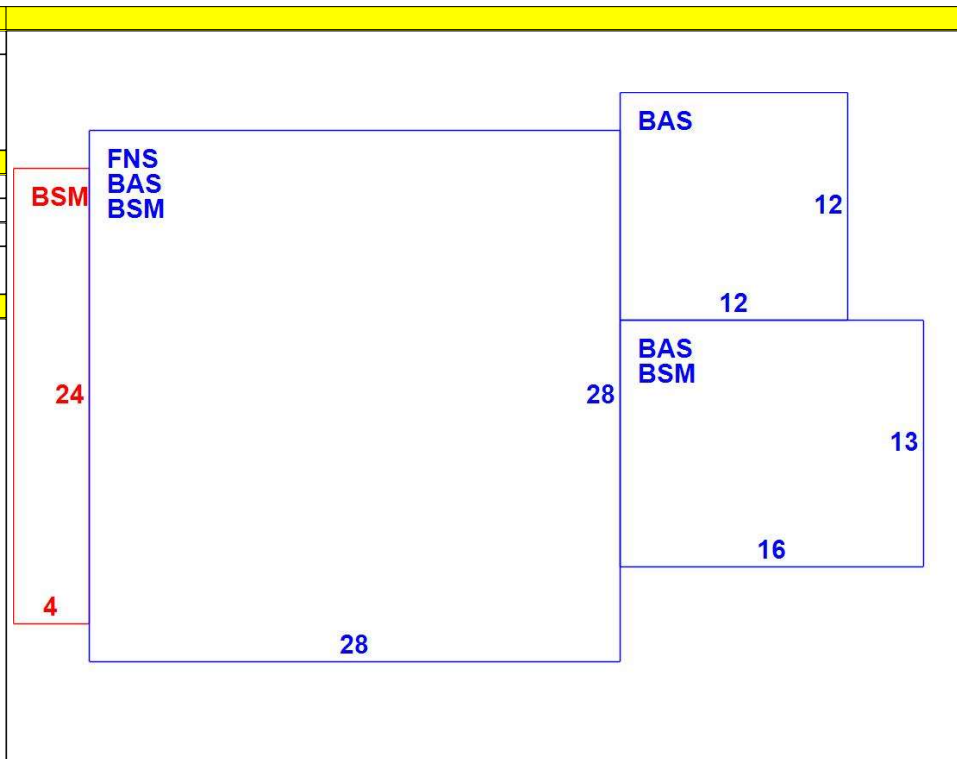
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES										
This signature acknowledges a visit by a Data Collector or Assessor										
APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										364,500
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										130,600
Appraised Land Value (Bldg)										480,600
Special Land Value										0
Total Appraised Parcel Value										975,700
Valuation Method										C
Total Appraised Parcel Value										975,700

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
2016-24	01-20-2016	MS	Miscellaneous	24,960		100		INSTALL 24 SOLAR PANESL O		04-12-2013	VGS			20	Field Review
246	07-13-2006	AD	Addition	12,000	05-07-2007	100		DEMO DK&12X14 E PORC		09-28-2008	BSB		1	00	Measure & Listed
67	06-21-2006	MS	Miscellaneous	16,000		100		VINYL SIDING							
210	06-14-2006	AD	Addition	50,000		100		26X36 D GAR,16X36LFT							

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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.187	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.08	8,800
1	1010	Single Family	WP	Undevelop	0.900	AC 2,000.00	1.00000	0	1.00	0060	1.341					1.0000	0.06	2,400
Total Card Land Units					2.01	AC	Parcel Total Land Area					2.01	Total Land Value					480,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1088	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		438,147
Interior Floor 2			Replace Cost		23,270
Heat Fuel	02	Oil	Year Built		461,418
Heat Type	05	Hot Water	Effective Year Built		1979
AC Type	03	Central	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		364,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1088		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
WDK	Deck	L	192	21.00	1985	A	70	C	1.00	2,800
SPL1	Ing Pool - Ave	L	576	64.00	1981	A	70	C	1.00	25,800
FGR2	Garage - 1 St	L	676	63.00	2006	G	85	C	1.00	36,200
PTO	Patio	L	120	15.00	1985	A	70	C	1.00	1,300
SLR	Solar Panels	L	24	1050.00	2016	E	100	B	1.50	54,000
GNR	GENERATOR	L	1	12400.00	2020	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,136	1,136	1,136	212.69	241,619
BSM	Basement	0	1,088	218	42.62	46,367
FNS	Finished 90% Story	706	784	706	191.53	150,161
Ttl Gross Liv / Lease Area		1,842	3,008	2,060		438,147



5 PINE BROOK WAY

