

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MARCELL ROBERT & MAUREEN TR MARCELL RLTY TRUST 53 CHRISTINA CT DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	375,300	375,300
				0	Light			RES LAND	1010	352,100	352,100
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1879 Total Acres .978 Chapter Lan				Cyclical Exemption W District Res Exem		4		RESIDNTL	1010	41,300	41,300
GIS ID F_868238_2841574				Assoc Pid#				Total		768,700	768,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARCELL ROBERT & MAUREEN TR		29999 0136	02-15-2005	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	347,700	2022	1010	283,400	2021	1010	247,900
									1010	366,200		1010	301,800		1010	252,000
									1010	25,500		1010	25,500		1010	25,500
								Total		739,400	Total		610,700	Total		525,400

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 375,300			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

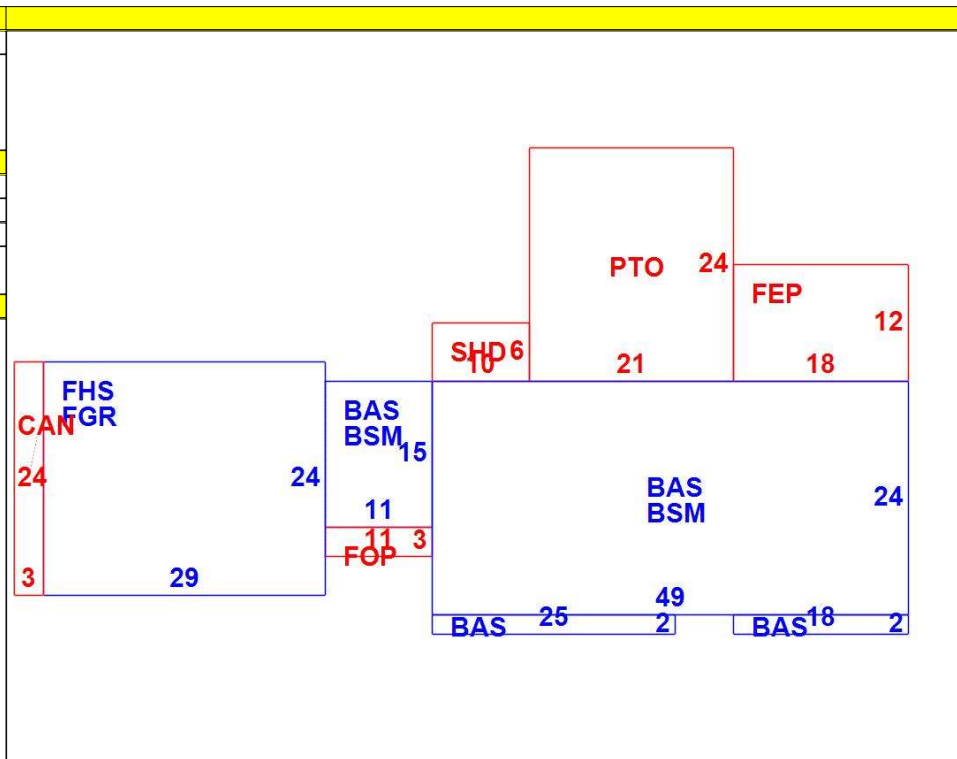
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES											
2 ROOMS LOWER LEVEL, OTHER ON SKETCH IS CABANA											
								Appraised Land Value (Bldg) 352,100			
								Special Land Value 0			
								Total Appraised Parcel Value 768,700			
								Valuation Method C			
								Total Appraised Parcel Value 768,700			

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
2015-158	07-23-2015	MN	Maintenance	14,200		100		STRIP & REROOF 16 SQUARE		11-28-2022	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										08-08-2007	BSB			07	Measure - Info @ Door

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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	2,100	
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value			352,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1437	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id _____ C _____ Owne _____		
Exterior Wall 1	14	Wood Shingle	_____ B _____ S _____		
Exterior Wall 2			Adjust Type Code Description Factor%		
Roof Structure	03	Gable	Condo Flr _____		
Roof Cover	03	Asphalt	Condo Unit _____		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Net Other Adj 464,010		
Interior Floor 1	12	Hardwood	Replace Cost 64,643		
Interior Floor 2			Year Built 1970		
Heat Fuel	03	Gas	Effective Year Built 1992		
Heat Type	05	Hot Water	Depreciation Code A		
AC Type	01	None	Remodel Rating _____		
Bedrooms	3		Year Remodeled _____		
Full Baths	2		Depreciation % 29		
Half Baths	0		Functional Obsol _____		
Extra Fixtures	1		External Obsol _____		
Total Rooms	7		Trend Factor 1.000		
Bath Style	02	Average	Condition _____		
Kitchen Style	02	Average	Condition % _____		
Extra Kitchens	0		Percent Good 71		
Fireplaces	1		Cns Sect Rcnld 375,300		
Extra Openings	0		Dep % Ovr _____		
Gas Fireplaces	0		Dep Ovr Comment _____		
Sq Ft Fin Bsmt	1437		Misc Imp Ovr _____		
FBM Quality	03	Average	Cost to Cure Ovr _____		
Foundation	06	Poured Conc	Cost to Cure Ovr Comment _____		
Bsmt Garage	0				
Bsmt Area	1437				



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
SPL2	Ing Pool-Good	L	450	89.00	1980	A	70	C	1.00	28,000
SHD1	Shed	L	192	21.00	1970	A	70	C	1.00	2,800
SHD1	Shed	L	122	21.00	1985	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2014	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,427	1,427	1,427	184.94	263,907
BSM	Basement	0	1,341	268	36.96	49,563
CAN	Canopy	0	72	7	17.98	1,295
FEP	Finished Enclosed Porch	0	216	130	111.31	24,042
FGR	Garage	0	696	278	73.87	51,413
FHS	Finished Half Story	348	696	348	92.47	64,358
FOP	Open Porch	0	33	5	28.02	925
PTO	Patio	0	504	25	9.17	4,623
SHD	Attached Shed	0	60	21	64.73	3,884
Ttl Gross Liv / Lease Area		1,775	5,045	2,509		464,010

