

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MAROHN EDWARD J JR		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MAROHN CHRISTINE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	729,100	729,100		
39 CHURCH ST				0	Medium			RES LAND	1010	532,700	532,700		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID				Cyclical		5		RESIDNTL	1010	2,500	2,500		
Scnd Home				Exemption		22							
Tax Class T				District		W							
DUXBURY	MA	02332	Total Acres		3.538		Res Exem						
Chapter Lan				Assoc Pid#									
GIS ID F_875144_2847549								Total		1,264,300	1,264,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MAROHN EDWARD J JR		41580 0050	06-28-2012	Q	I	796,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CULLY ROBERT M & K TROTTY		9269 0185	07-28-1989	Q	I	335,000	00	2023	1010	565,800	2022	1010	470,500	2021	1010	445,500	
									1010	600,100		1010	384,900		1010	371,300	
									1010	1,700		1010	1,700		1010	1,700	
Total								1,167,600		Total		857,100		Total		818,500	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2024	22	22 VETERAN	400.00															
Total			400.00															
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)								729,100	
0060									Appraised Xf (B) Value (Bldg)								0	
								Appraised Ob (B) Value (Bldg)								2,500		
								Appraised Land Value (Bldg)								532,700		
								Special Land Value								0		
								Total Appraised Parcel Value								1,264,300		
								Valuation Method								C		
								Total Appraised Parcel Value								1,264,300		

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
2015-176	08-04-2015	MN	Maintenance	20,345		100		STRIP & REROOF			09-29-2020	SJT	10		20	Field Review
2013-195	10-15-2013	MN	Maintenance	9,000		100		REPLACE 3 WINDOWS			04-12-2013	VGS			20	Field Review
13333	07-22-1994	NC	New Construct	8,000		100		10X6 ENTRY,RM KIT,BT			11-18-2011	KP		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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	2.620 AC	35,000.00	0.51480	5	1.00	0060	1.341					1.0000	0.55	63,300
Total Card Land Units					3.54	AC	Parcel Total Land Area			3.54	Total Land Value					532,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1728	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	720.00	Full
Stories	2				
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	2				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	768				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1728				

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

COST / MARKET VALUATION		
Net Other Adj		819,798
Replace Cost		58,580
Year Built		878,378
Effective Year Built		1936
Depreciation Code		2004
Remodel Rating		E
Year Remodeled		
Depreciation %		17
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		83
Cns Sect Rcnld		729,100
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
SHD1	Shed	L	140	21.00	2015	G	85	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,983	1,983	1,983	195.33	387,338
BSM	Basement	0	1,728	346	39.11	67,584
DCK	Deck	0	415	42	19.77	8,204
FOP	Open Porch	0	36	5	27.13	977
FUS	Finished Upper Story	1,440	1,440	1,440	195.33	281,274
PTO	Patio	0	416	21	9.86	4,102
UHS	Unfinished Half Story	0	1,440	360	48.83	70,319
Ttl Gross Liv / Lease Area		3,423	7,458	4,197		819,798

