

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MARSHALL RICHARD A		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
MARSHALL PAMELA A		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	592,800	592,800
225 LINCOLN ST #A01					Medium			RESIDNTL	1020	8,800	8,800
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID 082/130.0-0205-0000.			Cyclical Exemption W		5				
		Scnd Hom			District Res Exem						
		Tax Class T			Assoc Pid#						
		Tot Fin Are 2044									
		Total Acres									
		Chapter La									
		GIS ID F_867666_2844733									
								Total		601,600	601,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARSHALL RICHARD A		49399 0113	01-12-2018	U	I	403,000	1	Year	Code	Assessed	Year	Code	Assessed			
WALSH AIDAN J		47468 0286	09-16-2016	Q	I	390,000	00	2023	1020	557,100	2022	1020	465,400			
SCHAEFER LAURA L		44046 0341	01-31-2014	Q	I	350,000	00		1020	6,800		1020	6,800			
ONEILL FREDERICK M & ANN MARIE TT		36798 0341	02-13-2009	U	I	100	1A									
ONEILL FREDERICK M		22801 0314	09-06-2002	Q	I	360,000	00									
								Total		563,900	Total		472,200	Total		468,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)		592,800		
Appraised Xf (B) Value (Bldg)		0		
Appraised Ob (B) Value (Bldg)		8,800		
Appraised Land Value (Bldg)		0		
Special Land Value		0		
Total Appraised Parcel Value		601,600		
Valuation Method		C		
Total Appraised Parcel Value		601,600		

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
2018-71	05-08-2018	RM	Remodel	23,000	12-13-2018	100		1ST FLR MASTER BATH, KIT REPL DECKING/RAILING	12-13-2018	JLF	9	1	06	Inspection Only
211	05-13-2003	MN	Maintenance	1,900		100			12-10-2018	SJD	9			01
									07-18-2014	SJD	9	1	00	Measure & Listed
									06-02-2014	SJD	9		12	Property Estimated - No Ac
									07-09-2013	SJD	3		30	Quality Control

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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	07	Very Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8018	C 8018 Owne
Interior Wall 2			South Scape B 1 S 1		
Interior Floor 1	14	Carpet	Adjust Type	Code	Description
Interior Floor 2	12	Hardwood	Condo Flr	B2TL	2 Bedroom TL
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			601,701
CNS Bedrooms	2		Net Other Adj		42,625
Full Baths	2		Replace Cost		644,352
Half Baths	1		Year Built		1981
Extra Fixtures	0		Effective Year Built		2013
Total Rooms	7		Depreciation Code		R
Bath Style	02	Average	Remodel Rating		
Kitchen Style	03	Modern	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		8
Kitchen Func	3		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	1028		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		92
FBM Quality	05	Living Area	Cns Sect Rcnd		592,800
SF Fin Bsmt	644		Dep % Ovr		
Extra Openings	1		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	2	Deck	Cost to Cure Ovr		
Amenity 2	4	WO Bsmt	Cost to Cure Ovr Comment		

FUS (464 sf)
BAS (1,065 sf)
BSM (1,028 sf)
WDK (302 sf)

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
FGR1	Garage - 1 Sto	L	242	52.00	1981	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,065	1,065	1,065	340.91	363,066
BSM	Basement	0	1,028	206	68.31	70,227
FUS	Finished Upper Story	464	464	464	340.91	158,181
WDK	Deck	0	302	30	33.86	10,227
Ttl Gross Liv / Lease Area		1,529	2,859	1,765		601,701

