

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EJP ICE HOUSE LLC 184 MARSHALL ST DUXBURY MA 02332				0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
				0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,374,100	1,374,100	
					0 Medium		RES LAND	1010	486,200	486,200	
SUPPLEMENTAL DATA											
Alt Prcl ID					Cyclical						
Scnd Home					Exemption						
Tax Class T					W						
Tot Fin Area 0					District						
Total Acres 1.448					Res Exem						
Chapter Lan											
GIS ID F_870731_2833207					Assoc Pid#						
								Total	1,894,800	1,894,800	

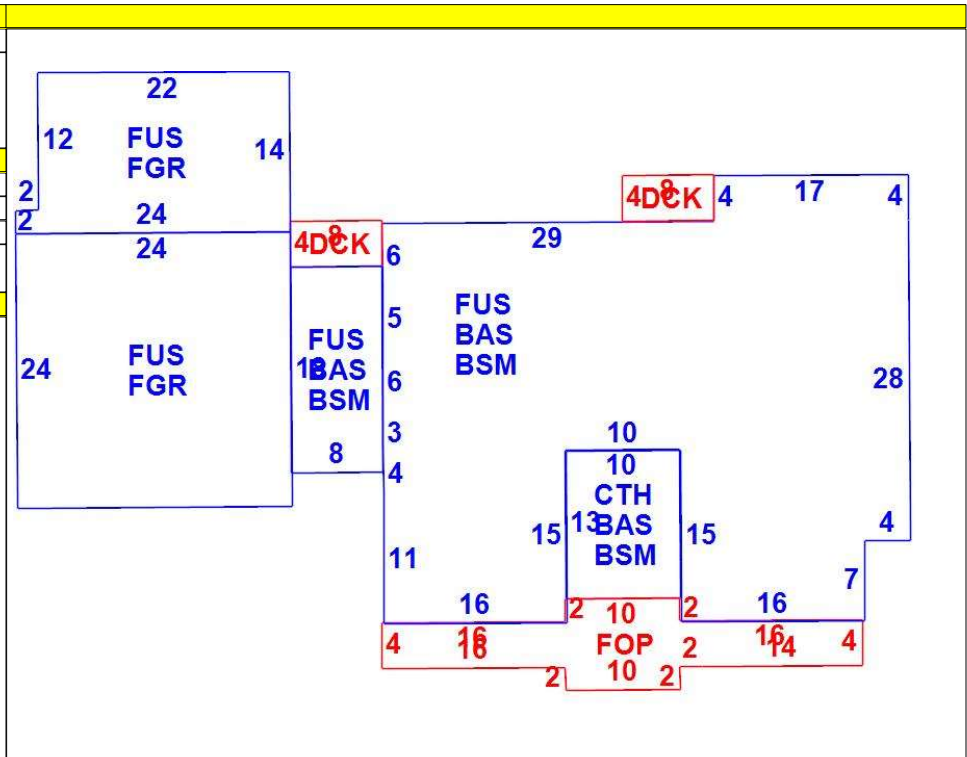
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MURPHY JOSEPH THOMAS			57963 259	05-31-2023	Q	I	2,323,120	00	Year	Code	Assessed	Year	Code	Assessed
EJP ICE HOUSE LLC			56511 322	03-02-2022	U	V	475,000	1P	2023	1300	500,200	2022	1300	422,000
ELM ST REALTY TRUST			15661 0176	11-20-1997	Q	I	315,000	00						
								Total	500,200	Total	422,000	Total	423,300	

EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
			Total	0.00												
ASSESSING NEIGHBORHOOD											APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Bldg. Value (Card)				1,374,100
0070												Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				8,700
												Appraised Land Value (Bldg)				512,000
												Special Land Value				0
												Total Appraised Parcel Value				1,894,800
												Valuation Method				C
								Total Appraised Parcel Value					1,894,800			

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
BPO-23-199	06-06-2023	NC	New Construct	48,000		0		20X40 INGROUND POOL		03-29-2023	SJT	5		05	Measure - Under Construct
BPO-22-451	12-02-2022	NC	New Construct	541,730	03-29-2023	100	05-30-2023	Construct a 5 bedroom SF dwelli		01-01-2018	AO	3		99	Vacant Land
										05-19-2003	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	0070	1.389			1.0000	12.16	486,200
1	1300	Vacant Land	RC	Residual	0.530	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	25,800
Total Card Land Units					1.45	AC	Parcel Total Land Area					1.45	Total Land Value			512,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1774	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,333,057
Interior Floor 2			Replace Cost		41,000
Heat Fuel	03	Gas	Year Built		1,374,057
Heat Type	04	Forced Air-Duc	Effective Year Built		2022
AC Type	03	Central	Depreciation Code		2021
Bedrooms	5		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	2		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		100
Extra Openings	1		Cns Sect Rcnld		1,374,100
Gas Fireplaces	1		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	0		Cost to Cure Ovr		
Bsmt Area	1774		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
GNR	GENERATOR	L	1	12400.00		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	1,774	1,774	1,774	263.14	466,807
BSM	Basement	0	1,774	355	52.66	93,414
CTH	Cathedral Ceiling	0	130	13	26.31	3,421
DCK	Deck	0	64	6	24.67	1,579
FGR	Garage	0	888	355	105.20	93,414
FOP	Open Porch	0	208	31	39.22	8,157
FUS	Finished Upper Story	2,532	2,532	2,532	263.14	666,265
Ttl Gross Liv / Lease Area		4,306	7,370	5,066		1,333,057

