

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
EJP ICE HOUSE LLC				0 Water		0 Feeder		0 Average		Description	Code	Appraised	Assessed								
184 MARSHALL ST				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	814,600	814,600								
						0 Medium				RES LAND	1010	507,500	507,500								
DUXBURY MA 02332																					
SUPPLEMENTAL DATA																					
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 3615		Total Acres 2.931		Chapter Lan		GIS ID F_870178_2832866		Cyclical Exemption W							
														District Res Exem							
														Assoc Pid#							
										Total		1,322,100		1,322,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
STOBART DAVID W & NICOLE M				58365 320		10-16-2023		Q I		2,346,661		00		Year	Code	Assessed	Year	Code	Assessed		
EJP ICE HOUSE LLC				56145 228		12-09-2021		U V		460,000		1		2023	1300	495,800	2022	1300	419,100		
MARCHENKO IGOR A				48763 0045		08-07-2017		U V		1		1A									
MARCHENKO IGOR A				48086 0314		02-06-2017		Q V		419,000		00									
ELM ST REALTY TRUST CUSHING BRA				10228 0039		03-19-1992		U I		1		1A									
										Total		495,800		Total		419,100		Total		421,200	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int											
				Total		0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)				814,600							
0070										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				0							
										Appraised Land Value (Bldg)				507,500							
										Special Land Value				0							
										Total Appraised Parcel Value				1,322,100							
										Valuation Method				C							
										Total Appraised Parcel Value				1,322,100							
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				
EPO-23-376	07-31-2023	EL	Electric			0		WIRING FOR 22 KW GENERAT				08-28-2023	SJT	5		05	Measure - Under Construct				
BPO-23-138	05-18-2023	NC	New Construct	484,500	08-28-2023	65		PLAN BB-21=1ST FL 1778SF,2N				06-27-2023	SJT	5		06	Inspection Only				
BPO-21-509	12-03-2021	NC	New Construct	35,000		100	05-23-2023	2572 SF FOUNDATION FOR HO				01-01-2018	AO	3		99	Vacant Land				
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	1010	Single Family	RC	Residual	0.344 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.11	16,700					
1	1010	Single Family	WP	Undevelop	1.669 AC	2,000.00	1.00000	0	1.00	0070	1.389			1.0000	0.06	4,600					
Total Card Land Units					2.93 AC	Parcel Total Land Area					2.93	Total Land Value					507,500				

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1808	
Model	01	Residential	Bsmt Type	04	Full
Grade	10	Custom +	Unfin Area		
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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		1,163,276
Interior Floor 2			Replace Cost		89,893
Heat Fuel	03	Gas	Year Built		1,253,169
Heat Type	04	Forced Air-Duc	Effective Year Built		2023
AC Type	03	Central	Depreciation Code		2021
Bedrooms	5		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		UC
Extra Kitchens	0		Condition %		65
Fireplaces	0		Percent Good		65
Extra Openings	0		Cns Sect Rcnd		814,600
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1022		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1808		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,714	1,714	1,714	275.40	472,030
BSM	Basement	0	1,698	340	55.14	93,635
CAN	Canopy	0	66	7	29.21	1,928
CTH	Cathedral Ceiling	0	72	7	26.77	1,928
FGR	Garage	0	576	230	109.97	63,341
FOP	Open Porch	0	36	5	38.25	1,377
FUS	Finished Upper Story	1,739	1,739	1,739	275.40	478,915
TDK	Trex Deck	0	75	8	29.38	2,203
UAT	Unfinished Attic	0	1,163	174	41.20	47,919
Ttl Gross Liv / Lease Area		3,453	7,139	4,224		1,163,276

