

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MARSHALL ANDREW D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MARSHALL KATHRYN S			0 Septic	0 Paved	0 Average	RESIDNTL	1010	496,300	496,300	
27 LANTERN LN			SUPPLEMENTAL DATA			RES LAND	1010	470,200	470,200	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2618 Total Acres .92 Chapter Lan GIS ID F_873690_2835050			RESIDNTL	1010	9,500	9,500	
						Total		976,000	976,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARSHALL ANDREW D		43061 0130	05-14-2013	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed			
TURLEY JEFFREY M & SUSAN S		15766 0002	12-29-1997	Q	I	377,000	00	2023	1010	380,300	2022	1010	348,900			
BECKER SUZANNE G		12224 0033	08-16-1993	Q	I	247,500	00		1010	504,700		1010	320,700			
									1010	6,300		1010	6,300			
								Total		891,300	Total		675,900	Total		624,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)									496,300	
Appraised Xf (B) Value (Bldg)									0	
Appraised Ob (B) Value (Bldg)									9,500	
Appraised Land Value (Bldg)									470,200	
Special Land Value									0	
Total Appraised Parcel Value									976,000	
Valuation Method									C	
Total Appraised Parcel Value									976,000	

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-20-206	09-16-2020	RM	Remodel	50,000		100		Refurb kitchen and dining room a	04-10-2014	SJD	9		01	Measure - No Entry
BPO-20-200	09-15-2020	MN	Maintenance	4,121		100		1 window replacement	04-12-2013	VGS			20	Field Review
327	07-26-2002	AD	Addition	45,000	06-19-2003	100		2 STORY ADD & PORCH	06-19-2003	KP		1	00	Measure & Listed
13400	09-12-1994	RM	Remodel	7,000	09-27-1995	100		INST SLIDER,REM KITC						

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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1442	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			622,911
Interior Floor 2			Net Other Adj		47,741
Heat Fuel	03	Gas	Replace Cost		670,652
Heat Type	05	Hot Water	Year Built		1960
AC Type	01	None	Effective Year Built		1995
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		26
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnld		496,300
Sq Ft Fin Bsmt	481		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1442		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	96	21.00	1975	A	70	C	1.00	1,400
PTO	Patio	L	600	15.00	1975	A	70	C	1.00	6,300
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,442	1,442	1,442	199.33	287,436
BSM	Basement	0	1,442	288	39.81	57,407
FEP	Finished Enclosed Porch	0	240	144	119.60	28,704
FOP	Open Porch	0	360	54	29.90	10,764
FUS	Finished Upper Story	1,176	1,176	1,176	199.33	234,414
WDK	Deck	0	210	21	19.93	4,186
Ttl Gross Liv / Lease Area		2,618	4,870	3,125		622,911

