

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RICHARD B MERTENS TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
EVERGREEN TWENTY-EIGHT RLTY			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	405,000	405,000
59 TUSSOCK BROOK RD				0 Medium		RES LAND	1010	538,300	538,300
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4104 Total Acres 2.278 Chapter Lan			Cyclical 6 Exemption W District Res Exem				
GIS ID F_873812_2835745		Assoc Pid#							
Total							943,300	943,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RICHARD B MERTENS TT		34222 0206	03-09-2007	U	I	950,000	1	Year	Code	Assessed	Year	Code	Assessed
28 EVERGREEN LLC		32122 0099	01-26-2006	U	I	10	1A	2023	1010	307,100	2022	1010	280,600
MROWKA PETER S		31813 0162	11-29-2005	U	I	625,000	1		1010	534,500		1010	452,400
MERLET EUGENE P		26807 0317	10-16-2003	U	I	1	1F						
Total								841,600		Total	733,000	Total	642,000

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	405,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	538,300
Special Land Value	0
Total Appraised Parcel Value	943,300
Valuation Method	C
Total Appraised Parcel Value	943,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0070			

NOTES									
HOUSE IS VACANT 9-2019 - SJT									
NO CHANGES SINCE 2014									
LOT NOT MAINTAINED									
CLOSING BP - JLF									

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
152	07-13-2010	MS	Miscellaneous	64,000	06-30-2014	100		8'X784'FENCE	09-10-2019	SJT	7		00	Measure & Listed
70	03-23-2007	AD	Addition	0	06-30-2014	100		FIN PERMIT # 570	08-05-2016	JLF	5		01	Measure - No Entry
570	12-16-2005	AD	Addition	220,000		100		GAR,2 STRY CONST,WD	04-15-2015	JLF			30	Quality Control
11017	10-14-1988	MN	Maintenance			100		REROOF HOUSE	06-09-2014	JLF	5		01	Measure - No Entry
									07-30-2013	BH			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									12-05-2012	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	1010	Single Family	RC	Residual	1.360	AC	35,000.00	0.78823	5	1.00	0070	1.389		1.0000	0.88	52,100
Total Card Land Units					2.28	AC	Parcel Total Land Area					2.28	Total Land Value			538,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	30	HARDI Plank			B
Exterior Wall 2	14	Wood Shingle			S
Roof Structure	07	Gambrel	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	02	Minimum			
Interior Floor 2			Net Other Adj		720,935
Heat Fuel	00	None	Replace Cost		29,145
Heat Type	01	None	Year Built		1967
AC Type	01	None	Effective Year Built		1975
Bedrooms	4		Depreciation Code		P
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		46
Total Rooms	9		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		54
Gas Fireplaces	0		Cns Sect Rcnd		405,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1512		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,508	1,508	1,508	152.48	229,943
BSM	Basement	0	1,468	294	30.54	44,830
FGR	Garage	0	1,148	459	60.97	69,989
FNS	Finished 90% Story	1,548	1,720	1,548	137.23	236,042
FOP	Open Porch	0	64	10	23.83	1,525
FUS	Finished Upper Story	896	896	896	152.48	136,624
WDK	Deck	0	130	13	15.25	1,982
Ttl Gross Liv / Lease Area		3,952	6,934	4,728		720,935

