

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MERWIN DAVID J			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
MERWIN AMY J			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	664,800	664,800	
32 MOULTON RD									RES LAND	1010	1,424,100	1,424,100	
DUXBURY MA 02332									RESIDNTL	1010	40,700	40,700	
SUPPLEMENTAL DATA													
Alt Prcl ID					Cyclical			8					
Scnd Home					Exemption								
Tax Class T					W								
Tot Fin Area 4187					District								
Total Acres .73					Res Exem								
Chapter Lan													
GIS ID F_883124_2843100					Assoc Pid#								
										Total	2,129,600	2,129,600	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MERWIN DAVID J			48686	0195	07-20-2017	Q	I				1,275,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
LEFEVRE SHEILA W & PAUL H JR			39381	0319	12-09-2010	U	I				100	1A	2023	1010	475,200	2022	1010	425,800	2021	1010	352,500		
LEFEVRE PAUL H TRUSTEE			9831	0207	06-29-1990	Q	I				500,000	00		1010	1,313,900		1010	864,400		1010	792,600		
														1010	25,300		1010	25,300		1010	25,300		
													Total	1,814,400	Total	1,315,500	Total	1,170,400					

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)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method				
0130					664,800	0	40,700	1,424,100	0	2,129,600	C				
										Total Appraised Parcel Value	2,129,600				

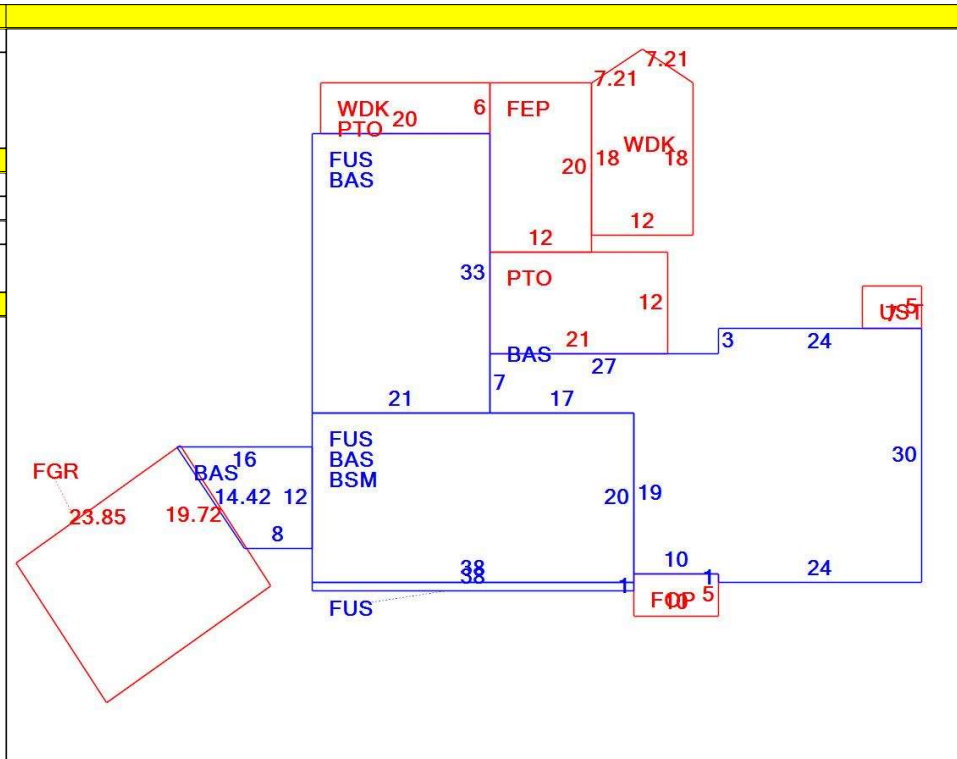
NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
QPO-23-20	07-10-2023	MN	Maintenance	10,000		100		RPLCE 5 WINDOWS & 1 DOO	04-23-2018	SJD	9		01	Measure - No Entry			
MBP-21-30	12-14-2021	HA	Hvac	8,000		100	12-15-2021	CENTRAL A/C (RIGHT SIDE OF	08-06-2013	BH			00	Measure & Listed			
BPO-21-279	06-21-2021	RM	Remodel	10,000		100		1st floor bath remodel. Add tub,	04-12-2013	VGS			20	Field Review			
QP-20-24	06-01-2020	MN	Maintenance	10,000		100		Replace 3 windows	08-12-2008	KP-		1	00	Measure & Listed			
QP-19-262	10-22-2019	MN		17,368		100	12-10-2019	9 WINDOWS & 2 DOORS									
2013-43	03-13-2013	RM	Remodel	29,200	08-06-2013	100		WATER DAMAGE REPAIRS TO									
306	09-25-2007	DM	Demolish	2,100	08-12-2008	100		PORCH,12X19'3 SPORCH									

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	31,799	SF	10.52	1.00000	5	1.00	0130	4.259		1.0000	44.78	1,424,100	
					Total Card Land Units	0.73	AC	Parcel Total Land Area					0.73	Total Land Value			1,424,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	760	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	760				

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj	882,027	
Replace Cost	28,710	
Year Built	1950	
Effective Year Built	1994	
Depreciation Code	G	
Remodel Rating		
Year Remodeled		
Depreciation %	27	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	73	
Cns Sect Rcnd	664,800	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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	105	21.00	1980	A	70	C	1.00	1,500
SPL2	Ing Pool-Good	L	630	89.00	1980	A	70	C	1.00	39,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,696	2,696	2,696	185.85	501,042
BSM	Basement	0	760	152	37.17	28,249
FEP	Finished Enclosed Porch	0	240	144	111.51	26,762
FGR	Garage	0	470	188	74.34	34,939
FOP	Open Porch	0	50	8	29.74	1,487
FUS	Finished Upper Story	1,491	1,491	1,491	185.85	277,097
PTO	Patio	0	372	19	9.49	3,531
UST	Unfinished Utility Area	0	35	12	63.72	2,230
WDK	Deck	0	360	36	18.58	6,690
Ttl Gross Liv / Lease Area		4,187	6,474	4,746		882,027

