

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GERSON MARISSA			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
51 MEETING HOUSE RD			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	463,600	463,600
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	527,000	527,000	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2293 Total Acres .92 Chapter Lan GIS ID F_876153_2836595			Cyclical 9 Exemption W District Res Exem Assoc Pid#				
							Total	990,600	990,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GERSON MARISSA		LCC 129005	08-22-2019	Q	I	755,000	00	Year	Code	Assessed	Year	Code	Assessed
HEARN WILLIAM J JR & DIANNE B TT		LCC 119964	12-26-2013	U	I	1	1A	2023	1010	355,500	2022	1010	326,300
HEARN WILLIAM J JR		LCC 33956	01-01-2001	U	I	0	1		1010	626,900	2021	1010	483,300
							Total	982,400	Total	809,600	Total	706,200	

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	463,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	527,000
Special Land Value	0
Total Appraised Parcel Value	990,600
Valuation Method	C
Total Appraised Parcel Value	990,600

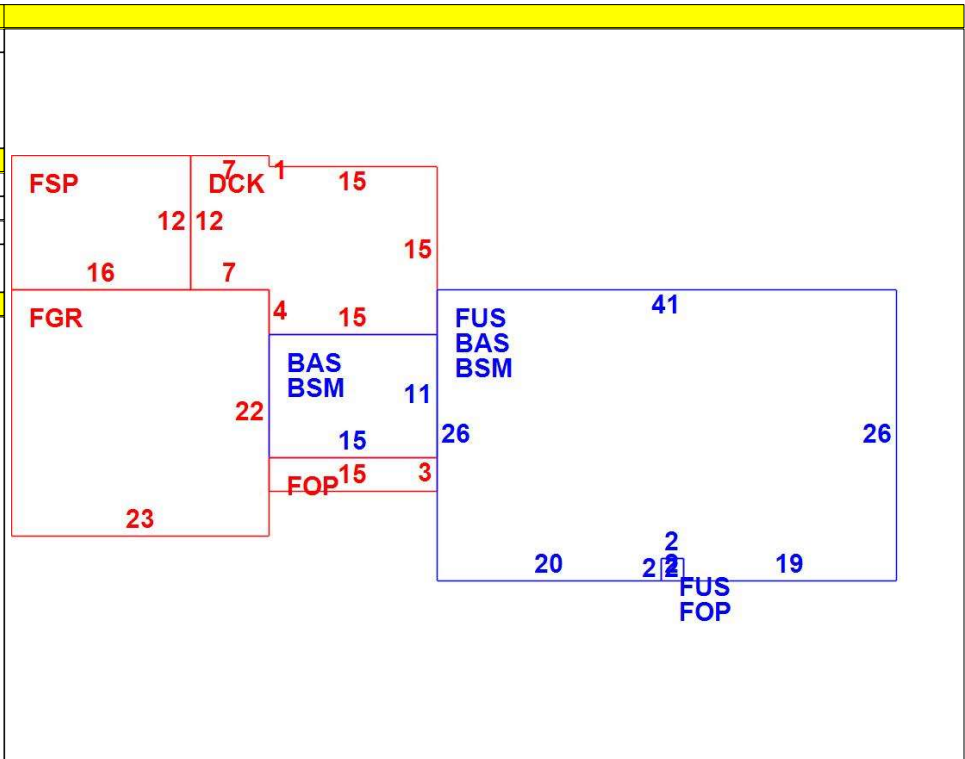
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES											

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
BP-19-382	11-22-2019	RM		92,400	05-21-2020	100	02-03-2020	REMOVE 1ST FLR WALL SECTI	05-11-2020	SJD	9		20	Field Review
									10-13-2016	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									12-06-2006	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	40,075 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	527,000	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1227	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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		580,550
Interior Floor 2			Replace Cost		45,965
Heat Fuel	02	Oil	Year Built		1962
Heat Type	05	Hot Water	Effective Year Built		1995
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		74
Extra Openings	1		Cns Sect Rcnd		463,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	492		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1227		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	1,227	1,227	1,227	206.16	252,960
BSM	Basement	0	1,227	245	41.16	50,509
DCK	Deck	0	309	31	20.68	6,391
FGR	Garage	0	506	202	82.30	41,645
FOP	Open Porch	0	49	7	29.45	1,443
FSP	Screened Porch	0	192	38	40.80	7,834
FUS	Finished Upper Story	1,066	1,066	1,066	206.16	219,768
Ttl Gross Liv / Lease Area		2,293	4,576	2,816		580,550

