

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
MEURER RICHARD J JR & ELLIN S 244 WASHINGTON STREET DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		717,000	717,000
				0	Light			RES LAND	1010		1,165,000	1,165,000
SUPPLEMENTAL DATA						RESIDNTL	1010	85,900	85,900			
Alt Prcl ID		Scnd Home NEW FY2024		Cyclical 9								
Tax Class T		Tot Fin Area 4580		District W								
Total Acres .54		Chapter Lan		Res Exem								
GIS ID F_880400_2837128		Assoc Pid#										
						Total		1,967,900	1,967,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
244 MARTELL LLC	57580	287	01-09-2023	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed
MEURER RICHARD J JR & ELLIN S	54455	107	02-24-2021	U	I	100	1A	2023	1010	711,900	2022	1010	640,700
MEURER ELLIN S TT	50992	111	04-11-2019	U	I	100	1A		1010	1,015,200		1010	697,000
MEURER ELLIN S	50757	0086	01-28-2019	U	I	1	1A		1010	77,800		1010	77,800
MEURER ELLIN S TT	47222	0273	07-25-2016	U	I	100	1A	Total		1,804,900	Total		1,415,500
								Total		1,234,200			

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				
0090					Appraised Bldg. Value (Card)			717,000
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			85,900
					Appraised Land Value (Bldg)			1,165,000
					Special Land Value			0
					Total Appraised Parcel Value			1,967,900
					Valuation Method			C
					Total Appraised Parcel Value			1,967,900

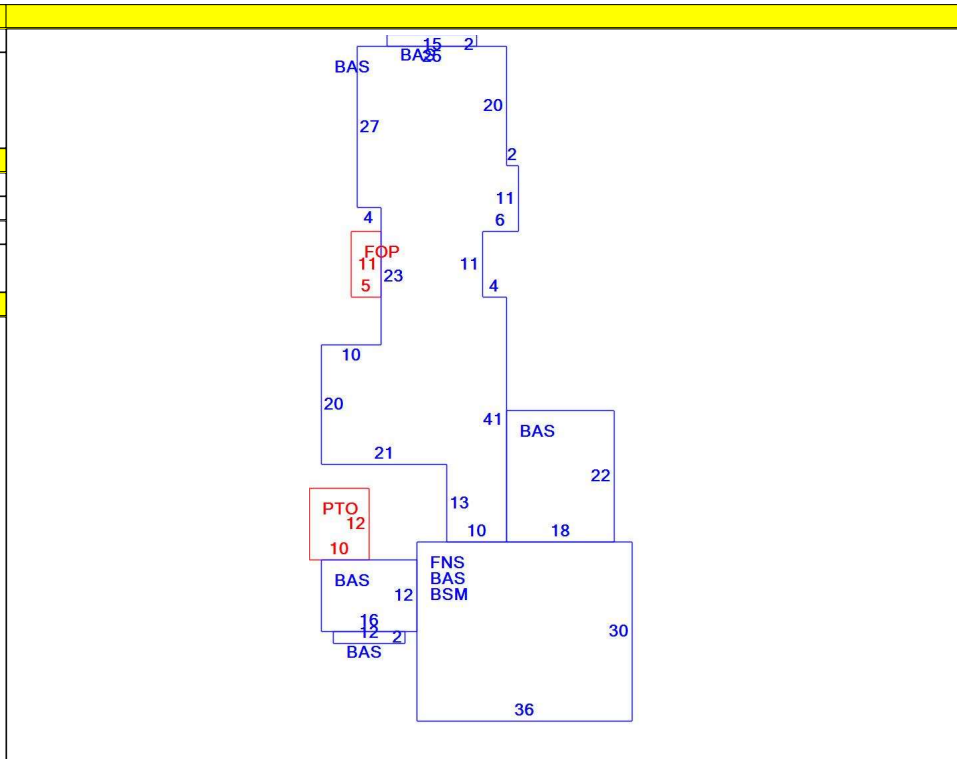
NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
206	06-07-2006	RM	Remodel	15,000	09-11-2007	100		16X28.5 AREA		04-12-2013	VGS			20	Field Review
24	01-26-2006	RM	Remodel	5,000	08-14-2006	100		2ND FLR BATHROOM		09-11-2007	KP		1	00	Measure & Listed
419	08-08-2003	RM	Remodel	2,500		100		RE-DO MASTER BATH							
11047	11-08-1988	RM	Remodel	35,000	01-01-1989	100		KITCHEN DIN AREA,BAT							

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	23,522	SF	13.53	1.00000	5	1.00	0090	3.661		1.0000	49.53	1,165,000
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			1,165,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	4				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1080				

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

COST / MARKET VALUATION	
Net Other Adj	902,740
Replace Cost	40,640
Year Built	943,381
Effective Year Built	1801
Depreciation Code	1997
Remodel Rating	VG
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	717,000
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
FGR7	Garage - Fin U	L	1,170	98.00	1980	A	70	C	1.00	80,300
GRN1	Greenhouse -	L	96	52.00	1980	A	70	C	1.00	3,500
PTO	Patio	L	200	15.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,608	3,608	3,608	187.68	677,149
BSM	Basement	0	1,080	216	37.54	40,539
FNS	Finished 90% Story	972	1,080	972	168.91	182,425
FOP	Open Porch	0	55	8	27.30	1,501
PTO	Patio	0	120	6	9.38	1,126
Ttl Gross Liv / Lease Area		4,580	5,943	4,810		902,740



244 WASHINGTON ST

