

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
MOHRMAN ASHLEY H & MORGAN C ASHLEY H MOHRMAN 2016 REVOCA 17 LINDEN LN  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code			Appraised	Assessed				
		0	Septic	0	Paved	0	Average	RESIDNTL	1010			1,337,100	1,337,100				
		SUPPLEMENTAL DATA		0		Light			RES LAND			1010	1,606,500	1,606,500			
		Alt Prcl ID		Cyclical		9		RESIDNTL	1010	5,400	5,400						
		Scnd Home		Exemption				Total									
		Tax Class T		W				2,949,000									
		Tot Fin Area 4040		District				2,949,000									
		Total Acres .955		Res Exem													
		Chapter Lan		Assoc Pid#													
		GIS ID F_880985_2837599															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MOHRMAN ASHLEY H & MORGAN C TT		47852 0090	12-08-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed				
MOHRMAN MORGAN C		12122 0149	08-16-1993	Q	I	330,000	00	2023	1010	1,017,700	2022	1010	931,500				
MOHRMAN MORGAN C		12122 0140	08-16-1993	Q	I	330,000	00	1010	1,401,400	1010	953,400	2021	1010	775,100			
								1010	3,600	1010	3,600	1010	808,000				
								Total	2,422,700	Total	1,888,500	Total	1,586,700				
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0090																	
NOTES																	
Capt Kimball Harlow circa: 1843 BP-19-173 per homeowner will start in Sept 2020. As of 9/10/2020 work has not started.																	
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-19-173	06-03-2020	NC		200,000		0		1100 sq ft Guest House-Plan AV-	09-10-2020	SJT	5		20	Field Review			
13644	06-17-2019	NC	New Construct	9,000		100		REM PCH/ADD 10X30PCH	01-28-2020	SJT	5		01	Measure - No Entry			
437	10-08-2002	NC	New Construct	5,000	07-12-2003	100		14X24 UTILITY BLDNG	04-12-2013	VGS			20	Field Review			
20000441	11-06-2000	MN	Maintenance	11,000	08-17-2002	100		RELINE BOILER FLUE	10-01-2012	KP	6		30	Quality Control			
20000066	03-14-2000	DM	Demolish	5,000		100		20X30 SECTION	06-17-2008	BSB		1	00	Measure & Listed			
13057	12-17-1993	NC	New Construct	15,000	10-16-1995	100		REM+CONST SR+FOUND									
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	0090	3.661			V125	1.2500	40.05	
1	1010	Single Family	RC	Residual	0.037 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.92	4,700	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					1,606,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2341	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			Owne
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		1,547,402
Heat Fuel	03	Gas	Replace Cost		83,250
Heat Type	05	Hot Water	Year Built		1,630,651
AC Type	03	Central	Effective Year Built		1820
Bedrooms	4		Depreciation Code		2003
Full Baths	3		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		18
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		1,337,100
Sq Ft Fin Bsmt	396		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	2341		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	364	21.00	2002	A	70	C	1.00	5,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,177	2,177	2,177	324.68	706,817
BSM	Basement	0	2,361	472	64.91	153,247
DCK	Deck	0	306	31	32.89	10,065
FEP	Finished Enclosed Porch	0	234	140	194.25	45,455
FOP	Open Porch	0	21	3	46.38	974
FUS	Finished Upper Story	1,903	1,903	1,903	324.68	617,857
PTO	Patio	0	791	40	16.42	12,987
Ttl Gross Liv / Lease Area		4,080	7,793	4,766		1,547,402

