

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WEISS MANUEL & KAREN M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
158 MARSHALL ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,738,300	1,738,300	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	4,132,800	4,132,800	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5363 Total Acres 1.576 Chapter Lan GIS ID F_881553_2833009		Cyclical Exemption W W District Res Exem Assoc Pid#			9	RESIDNTL	1010	52,000	52,000	
						Total		5,923,100	5,923,100	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WEISS MANUEL & KAREN M		55006 262	05-19-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WEISS MANUEL & KAREN M		51613 135	09-09-2019	U	I	1	1A	2023	1010	1,315,700	2022	1010	1,201,500	2021	1010	987,800
WEISS MANUEL		32233 0163	02-17-2006	Q	I	3,600,000	00		1010	4,388,600		1010	3,985,000		1010	3,223,500
									1010	35,300		1010	35,300		1010	35,300
						Total		5,739,600	Total		5,221,800	Total		4,246,600		

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

NOTES									
BASEMENT-VERY LOW CEILINGS - MUST STOOP THROUGHOUT THE WHOLE BASEMENT AND IN A CERTAIN AREA - TOTALLY BEND DOWN TO WALK THROUGH. K-D 2011									

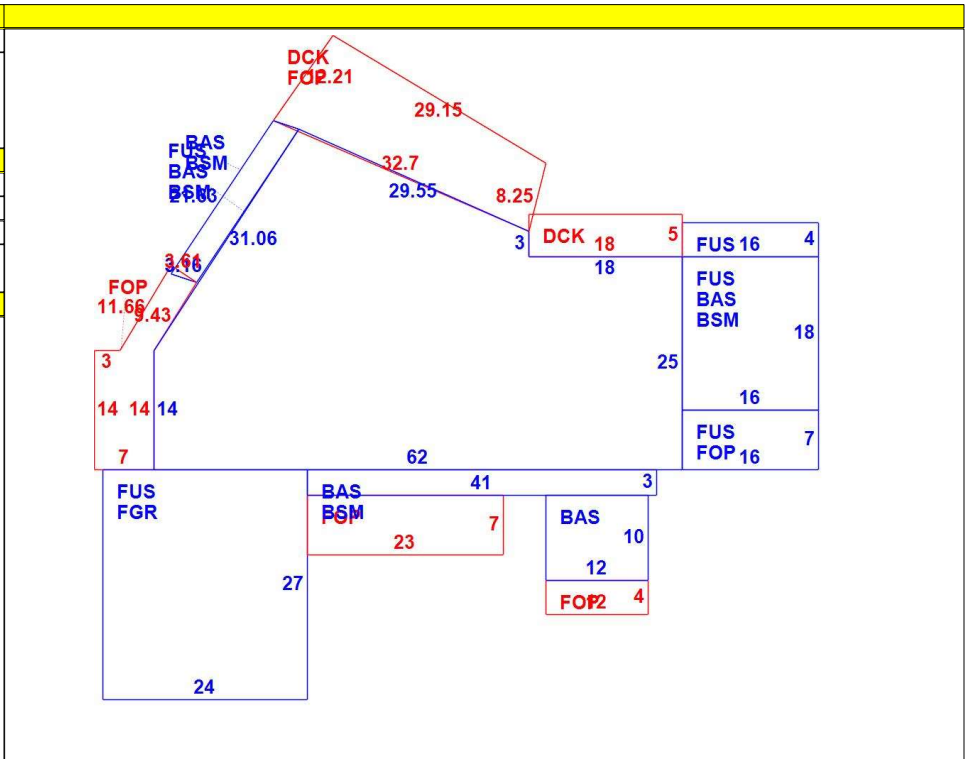
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
98	06-08-2011	MN	Maintenance	43,125		100		TIMBERRETAINING WALL	07-26-2022	SJD	10	8	12	Property Est. - No Access
154	05-08-2006	AD	Addition	58,000	09-14-2006	100		10X12 F ENTRY&16X27	04-12-2013	VGS			20	Field Review
73	03-08-2006	RM	Remodel	20,000	09-14-2006	100		4 BATHRMS & RMV BATH	04-04-2011	KP		1	00	Measure & Listed
14401	03-06-1997	NC	New Construct	252,000	01-25-1999	100		2STRY 28X44/GAR/DECK						
14370	02-07-1997	DM	Demolish	1,000		100		DEM EXSTING DWELL						

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	0100	3.519		W350,ES95	3.3250	102.39	4,095,400
1	1010	Single Family	RC	Residual	0.282	AC 35,000.00	1.00000	5	1.00	0100	3.519			1.0000	2.83	34,700
1	1010	Single Family	WP	Undevelop	0.377	AC 2,000.00	1.00000	0	1.00	0100	3.519			1.0385	0.16	2,700
Total Card Land Units					1.58	AC	Parcel Total Land Area					1.58	Total Land Value			4,132,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2304	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
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	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	5				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2304				

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

COST / MARKET VALUATION	
Net Other Adj	1,865,474
Replace Cost	66,000
Year Built	1,931,474
Effective Year Built	1997
Depreciation Code	2011
Remodel Rating	E
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnld	1,738,300
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
BOAT	Boat House	L	770	80.00	1960	F	55	C	1.00	33,900
SHD1	Shed	L	168	21.00	1997	A	70	B	1.50	3,700
HTB	Hot Tub	L	1	10500.00	2000	A	70	B	1.50	11,000
PTO	Patio	L	324	15.00	2000	A	70	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,424	2,424	2,424	299.05	724,897
BSM	Basement	0	2,304	461	59.84	137,862
DCK	Deck	0	401	40	29.83	11,962
FGR	Garage	0	648	259	119.53	77,454
FOP	Open Porch	0	767	115	44.84	34,391
FUS	Finished Upper Story	2,939	2,939	2,939	299.05	878,908
Ttl Gross Liv / Lease Area		5,363	9,483	6,238		1,865,474



07/26/2022