

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOLZE STEPHEN RAY TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
BOLZE FAMILY 2016 IRREVOCABLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	289,100	289,100	
262 MARSHALL ST				0 Medium		RES LAND	1010	812,900	812,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	900	900	900	
Alt Prcl ID		Cyclical 9								
Scnd Home		RECHECK FY 2025								
Tax Class		T								
Tot Fin Area		2407								
Total Acres		.34								
Chapter Lan										
GIS ID		F_881544_2830309			Assoc Pid#					
						Total		1,102,900	1,102,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BOLZE STEPHEN RAY TT	55929	305	10-29-2021	U	I	1,050,000	1T	Year	Code	Assessed	Year	Code	Assessed		
MCKINLEY A BRENT TT	54298	164	01-29-2021	U	I	100	1A	2023	1010	315,300	2022	1010	288,500		
MCKINLEY ALICE & ROWLAND TT	30570	314	05-23-2005	U	I	100	1F		1010	928,100		1010	848,500		
MCKINLEY ALICE & ROWLAND TR	26823	134	10-17-2003	U	I	100	1F		1010	600		1010	600		
								Total		1,244,000	Total		1,137,600	Total	777,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

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
BPO-22-501	03-30-2023	AD	Addition	850,700	06-21-2023	25		PLAN BB-01=MAJOR RENO EXI		06-21-2023	SJT	5		12	Property Est. - No Access
BPO-22-476	11-22-2022	DM	Demolish	7,800	06-21-2023	100	03-30-2023	Demo interior of existing home d		07-14-2014	JLF	10	1	00	Measure & Listed
93	08-16-2007	MN	Maintenance	5,000		100		REROOF		04-12-2013	VGS			20	Field Review
										09-09-2008	BSB			01	Measure - No Entry

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	15,000	SF	19.25	1.00000	5	1.00	0100	3.519		E80	0.8000	54.19	812,900
Total Card Land Units					0.34	AC	Parcel Total Land Area					0.34	Total Land Value			812,900	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	03	Colonial	Bsmt Area	1756				
Model	01	Residential	Bsmt Type	00	N/A			
Grade	09	Custom	Unfin Area	0.00				
Stories	2.0							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	OWNE		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood	Net Other Adj		1,125,668			
Interior Floor 2			Replace Cost		30,590			
Heat Fuel	03	Gas	Year Built		1,156,258			
Heat Type	05	Hot Water	Effective Year Built		2023			
AC Type	03	Central	Depreciation Code		2021			
Bedrooms	4		Remodel Rating		A			
Full Baths	2		Year Remodeled					
Half Baths	1		Depreciation %		0			
Extra Fixtures	2		Functional Obsol		0			
Total Rooms	10		External Obsol					
Bath Style	03	Modern	Trend Factor		1,000			
Kitchen Style	03	Modern	Condition		UC			
Extra Kitchens	0		Condition %		25			
Fireplaces	0		Percent Good		25			
Extra Openings	0		Cns Sect Rcnld		289,100			
Gas Fireplaces	1		Dep % Ovr					
Sq Ft Fin Bsmt	0		Dep Ovr Comment					
FBM Quality			Misc Imp Ovr					
Foundation	06	Poured Conc	Misc Imp Ovr Comment					
Bsmt Garage	0		Cost to Cure Ovr					
Bsmt Area	1756		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	512	21.00	1980	P	35	E	0.25	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,756	1,756	1,756	251.94	442,407
BSM	Basement	0	1,756	351	50.36	88,431
CTH	Cathedral Ceiling	0	30	3	25.19	756
DCK	Deck	0	160	16	25.19	4,031
FGR	Garage	0	575	230	100.78	57,946
FNS	Finished 90% Story	328	364	328	227.02	82,636
FOP	Open Porch	0	44	7	40.08	1,764
FUS	Finished Upper Story	1,777	1,777	1,777	251.94	447,697
Ttl Gross Liv / Lease Area		3,861	6,462	4,468		1,125,668

