

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SCOTT HARRY P & TERRI ANN TT 174 MARSHALL ST NOMINEE TRUST 174 MARSHALL ST			0	Water	0	Private	0	Excellent	Description	Code	Appraised	Assessed	905  DUXBURY, MA
			0	Septic	0	Paved	0	Average	RESIDNTL	1010	2,057,700	2,057,700	
			SUPPLEMENTAL DATA			0	None	0		RES LAND	1010	3,855,200	
DUXBURY MA 02332			Alt Prcl ID			Cyclical			RESIDNTL	1010	42,700	42,700	<b>VISION</b>
			Scnd Home			Exemption			Total			5,955,600	
Tax Class T			W			W							
Tot Fin Area 5434			District			Res Exem							
Total Acres .77			Chapter Lan			Assoc Pid#							
GIS ID F_881641_2832470													

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SCOTT HARRY P & TERRI ANN TT	LCC	124184	10-05-2016	Q	I	2,800,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ULICH RONALD D	LCC	117748	07-18-2012	U	I	1	1A	2023	1010	1,598,000	2022	1010	1,482,400	2021	1010	1,221,200
ULICH VICTORIA M	LCC	109773	11-01-2006	U	I	100	1F		1010	4,413,500		1010	4,035,500		1010	3,234,500
ULICH RONALD D	LCC	107467	06-23-2005	U	I	3,750,000	1		1010	32,100		1010	32,100		1010	25,300
CIOFFI PAUL & ELIZABETH	LCC	86390	05-20-1994	U	I	487,500	1L	Total			6,043,600			Total 5,550,000		
									Total			4,481,000				

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								
0100												
NOTES										Appraised Bldg. Value (Card)		2,057,700
										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		42,700
										Appraised Land Value (Bldg)		3,855,200
										Special Land Value		0
										Total Appraised Parcel Value		5,955,600
										Valuation Method		C
										Total Appraised Parcel Value		5,955,600

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	
2018-369	10-01-2018	RM	Remodel	90,000		100		IN CONJUNCTION WITH BP 17-HVAC SYSTEMS, ERV SYSTEM 18' X 40' IN GRD GUNITE SWIM SINGLE FAMILY DWELLING, 1S DEMO EXISTING DWELLING & FINISH BASEMENT SPACE 950' SHARED PIER	04-29-2019	SJT	4		30	Quality Control	
2018-241	06-22-2018	MS	Miscellaneous	40,000		100			06-01-2018	JLF	5		00	Measure & Listed	
2017-329	10-11-2017	NC	New Construct	34,000	06-01-2018	100			04-24-2014	JLF	5		06	Inspection Only	
2017-250	08-03-2017	NC	New Construct	1,035,000	06-01-2018	100			04-12-2013	VGS			20	Field Review	
2017-249	08-03-2017	DM	Demolish	13,000	06-01-2018	100			10-03-2011	KP		6	07	Measure - Info @ Door	
2013-293	12-03-2013	RM	Remodel	76,563		100									
70	05-26-2009	NC	New Construct	35,000		100									

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	33,541	SF	10.05	1.00000	5	1.00	0100	3.519	W325	3.2500	114.94	3,855,200
Total Card Land Units					0.77	AC	Parcel Total Land Area					0.77	Total Land Value			3,855,200

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2435	
Model	01	Residential	Bsmt Type	04	Full
Grade	12	Prime +	Unfin Area		
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,934,478
Interior Floor 2			Net Other Adj		165,250
Heat Fuel	03	Gas	Replace Cost		2,099,729
Heat Type	05	Hot Water	Year Built		2017
AC Type	03	Central	Effective Year Built		2019
Bedrooms	4		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	5		Depreciation %		2
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		98
Gas Fireplaces	2		Cns Sect Rcnld		2,057,700
Sq Ft Fin Bsmt	1584		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2435		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
DCK	Dock	L	564	45.00	2009	G	85	C	1.00	21,600
GNR	GENERATOR	L	1	12400.00	2018	G	85	A	2.00	21,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,453	2,453	2,453	302.93	743,075
BSM	Basement	0	2,435	487	60.59	147,524
CAN	Canopy	0	158	16	30.68	4,847
CTH	Cathedral Ceiling	0	174	17	29.60	5,150
FGR	Garage	0	984	394	121.29	119,352
FOP	Open Porch	0	256	38	44.97	11,511
FUS	Finished Upper Story	2,981	2,981	2,981	302.93	903,019
Ttl Gross Liv / Lease Area		5,434	9,441	6,386		1,934,478

