

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PONTIFF ERIC J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
PONTIFF JANINE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	3,005,600	3,005,600	
184 MARSHALL ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	2,589,600	2,589,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5958 Total Acres .727 Chapter Lan GIS ID F_881741_2832287			Cyclical Exemption W W District Res Exem Assoc Pid#	RESIDNTL	1010	152,300	152,300	
						Total		5,747,500	5,747,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PONTIFF ERIC J	52609	238	04-14-2020	Q	I	2,560,000	00	Year	Code	Assessed	Year	Code	Assessed			
SAUER THEODOR C JR	47851	0016	12-08-2016	U	I	1	1A	2023	1010	341,900	2022	1010	283,600			
SAUER THEODOR C JR TT	43196	0178	06-13-2013	U	I	0	1A		1010	2,627,800		1010	2,393,800			
SAUER THEODOR C & SUZANNE B TRS	15883	0268	02-11-1998	U	I	1	1F		1010	21,100		1010	13,400			
								Total		2,990,800	Total		2,690,800	Total		2,517,000

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			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			3,005,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			152,300
Appraised Land Value (Bldg)			2,589,600
Special Land Value			0
Total Appraised Parcel Value			5,747,500
Valuation Method			C
Total Appraised Parcel Value			5,747,500

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-23-190	06-02-2023	NC	New Construct	94,000	08-08-2023	100		4X20 PIER, 4X72 WALKWAY, 6X	08-08-2023	SJT	5		01	Measure - No Entry
EPO-22-400	08-16-2022	EL	Electric		08-08-2023	100		26KW GENERATOR	10-04-2022	SJT	5		21	Field Review + GIS
BPO-22-16	03-08-2022	NC	New Construct	870,000	08-08-2023	100	05-31-2023	PLAN #AZ-09 - See Plan	02-25-2019	SJT	0	1	00	Measure & Listed
BPO-22-23	02-17-2022	NC	New Construct	102,200	08-08-2023	100	05-31-2023	16X28 INGRND GNTE POOL W	07-30-2018	JLF	5		01	Measure - No Entry
BPO-21-477	12-13-2021	NC	New Construct	35,000	02-11-2022	100		FOUNDATION ONLY FOR 3400	03-13-2015	SJD	0	1	00	Measure & Listed
BPO-21-449	11-10-2021	DM	Demolish	15,000	02-11-2022	100		DEM EXISTING HOME	04-12-2013	VGS			20	Field Review
2015-441	12-28-2015	RM	Remodel	24,500	07-30-2018	100		SCREEN PORCH TO SUNROO	07-24-1997	CMS		1	00	Measure & Listed

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	27,500	SF	11.89	1.00000	5	1.00	0100	3.519	W225	2.2500	94.14	2,588,900
1	1010	Single Family	RC	Undevelop	0.096	AC	2,000.00	1.00000	0	1.00	0100	3.519		1.0000	0.17	700
Total Card Land Units					0.73	AC	Parcel Total Land Area					0.73	Total Land Value			2,589,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2071	
Model	01	Residential	Bsmt Type	04	
Grade	15	Deluxe	Unfin Area	0.00	Full
Stories	2.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	08	Radiant-Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	5				
Half Baths	4				
Extra Fixtures	6				
Total Rooms	14				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	1108				
FBM Quality	10	Very Good			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2071				

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

COST / MARKET VALUATION		
Net Other Adj		2,751,323
Replace Cost		254,313
Year Built		3,005,636
Effective Year Built		2022
Depreciation Code		2021
Remodel Rating		A
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	100	
Cns Sect Rcnd		3,005,600
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
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500
SPL2	Ing Pool-Good	L	448	89.00	2022	E	100	A	2.00	79,700
SPL3	Ing Hot Tub	L	64	72.00	2022	E	100	A	2.00	9,200
DCK	Dock	L	691	45.00	2023	G	85	A	2.00	52,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,529	2,529	2,529	398.74	1,008,420
BSM	Basement	0	2,111	422	79.71	168,269
DCK	Deck	0	1,448	145	39.93	57,818
FGR	Garage	0	847	339	159.59	135,174
FNS	Finished 90% Story	2,174	2,415	2,174	358.95	866,866
FOP	Open Porch	0	304	46	60.34	18,342
TQS	Three Quarter Story	1,245	1,660	1,245	299.06	496,434
Ttl Gross Liv / Lease Area		5,948	11,314	6,900		2,751,323

