

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MERLIN-READER PATRICIA A TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PATRICIA A READER-MERLIN 2009 T		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	765,700	765,700	
241 MARSHALL ST		SUPPLEMENTAL DATA			0	Medium	RES LAND	1010	967,300	967,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3112 Total Acres .85 Chapter Lan GIS ID F_881404_2831332			Cyclical 9 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	1,200	1,200	
								Total		1,734,200	1,734,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MERLIN-READER PATRICIA A TT		52472	230	03-13-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
MERLIN JAMES W		15444	85	08-29-1997	Q	I	400,000	00	2023	1010	580,000	2022	1010	529,800		
										1010	1,106,500		1010	1,010,700		
										1010	800		1010	800		
									Total		1,687,300	Total		1,541,300	Total	1,041,200

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				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	765,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	967,300
Special Land Value	0
Total Appraised Parcel Value	1,734,200
Valuation Method	C
Total Appraised Parcel Value	1,734,200

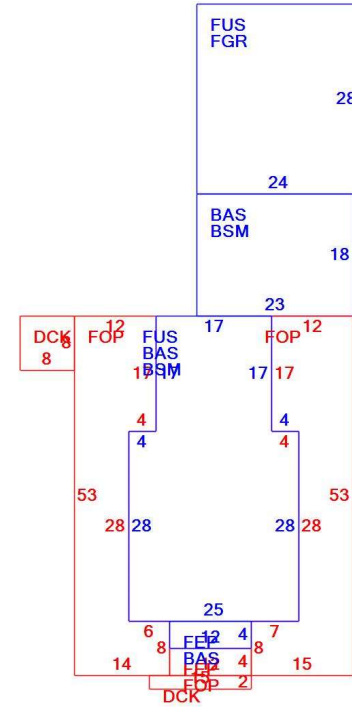
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-23	09-21-2021	MN	Maintenance	22,655		100	10-18-2021	Strip and replace 40 sq of roofing	04-12-2013	VGS			20	Field Review
QPO-21-92	04-22-2021	MN	Maintenance	4,920		100	04-22-2021	Install 7" U/L listed Alloy gas flue	05-23-2005	KP		1	00	Measure & Listed
401	08-26-2004	AD	Addition	100,000	05-23-2005	100		ATCHD GAR & ADDITION						
340	07-14-2004	RM	Remodel	10,000		100		RMDL 8X10 BATHROOM						
232	06-18-2002	AD	Addition	40,000	04-19-2003	100		COVERED PORCH						

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	37,026	SF 9.28	1.00000	5	1.00	0100	3.519		E80	0.8000	26.12	967,300
Total Card Land Units					0.85	AC	Parcel Total Land Area					0.85	Total Land Value			967,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1403	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
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		900,055
Interior Floor 2			Replace Cost		33,775
Heat Fuel	03	Gas	Year Built		933,830
Heat Type	05	Hot Water	Effective Year Built		1880
AC Type	01	None	Depreciation Code		2003
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		82
Extra Openings	0		Cns Sect Rcnd		765,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1403		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	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,451	1,451	1,451	230.84	334,952
BSM	Basement	0	1,403	281	46.23	64,867
DCK	Deck	0	94	9	22.10	2,078
FEP	Finished Enclosed Porch	0	96	58	139.47	13,389
FGR	Garage	0	672	269	92.41	62,097
FOP	Open Porch	0	1,136	170	34.55	39,243
FUS	Finished Upper Story	1,661	1,661	1,661	230.84	383,429
Ttl Gross Liv / Lease Area		3,112	6,513	3,899		900,055



241 MARSHALL ST

