Property Location 233 MARSHALL ST | Map ID 124/ 108/ 000/ / | Bldg Name | State Use 1010
Vision ID 6522 | Account # 200-108- | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/31/2023 5:46:49 P

CURRENT OWNER

MACDONALD WENDY L

233 MARSHALL ST

DUXBURY MA 02332

TOPO / UTILITIES / STRT / ROAD / LOCATION

		0	Water	0	Two-Way	0	Average
		0	No Sewer	0	Paved	0	Average
				0	Medium		

SUPPLEMENTAL DATA

Alt Prcl ID		Cyclical	9
Scnd Home		Exemption	
Tax Class	T	W	
Tot Fin Area	6610	District	
Total Acres	6.69	Res Exem	
Chapter Lan			
GIS ID	F_881068_2831505	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL	1010	2,359,600	2,359,600
RES LAND	1010	1,431,700	1,431,700
RESIDNTL	1010	66,800	5,300
	Total	3,858,100	3,796,600

905

DUXBURY, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MACDONALD WENDY L	45465	0293	04-24-2015	U	I	1	1A
MACDONALD ROBERT L	19869	0264	05-22-2001	U	V	750,000	1

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	1,814,700	2022	1010	1,667,400	2021	1010	1,361,300
	1010	1,723,800		1010	1,584,200		1010	797,900
	1010	3,500		1010	3,500		1010	3,500
	Total	3,542,000		Total	3,255,100		Total	2,162,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0100				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	2,349,800
Appraised Xf (B) Value (Bldg)	9,800
Appraised Ob (B) Value (Bldg)	66,800
Appraised Land Value (Bldg)	1,431,700
Special Land Value	0
Total Appraised Parcel Value	3,858,100
Valuation Method	C
Total Appraised Parcel Value	3,858,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
2017-338	10-13-2017	SP	Solar Panels	78,000	05-21-2018	100		INSTALL SOLAR ELECTRICAL
2017	09-28-2017	MN	Maintenance	6,890		100		STRIP & REROOF
20010198	05-24-2001	NC	New Construct	400,000	03-17-2003	100		3STY SINGLE FAM

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
04-12-2013	VGS			20	Field Review
03-17-2003	KP		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	40,000	SF	8.75	1.00000	5	1.00	0100	3.519			1.0001	30.79	1,231,700
1	1010	Single Family	RC	Residual	3.671	AC	35,000.00	0.40981	5	1.00	0100	3.519			1.0000	1.16	185,300
1	1010	Single Family	WP	Undevelop	2.090	AC	2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	14,700
				Total Card Land Units	6.68	AC	Parcel Total Land Area			6.68						Total Land Value	1,431,700

Property Location 233 MARSHALL ST | Map ID 124/ 108/ 000/ / | Bldg Name | State Use 1010
Vision ID 6522 | Account # 200-108- | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 10/31/2023 5:46:50 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	03	Colonial
Model	01	Residential
Grade	13	Prime++
Stories	2	
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure	07	Gambrel
Roof Cover	10	Wood Shingle
Interior Wall 1	03	Plaster
Interior Wall 2		
Interior Floor 1	12	Hardwood
Interior Floor 2		
Heat Fuel	03	Gas
Heat Type	05	Hot Water
AC Type	03	Central
Bedrooms	4	
Full Baths	4	
Half Baths	2	
Extra Fixtures	3	
Total Rooms	14	
Bath Style	03	Modern
Kitchen Style	03	Modern
Extra Kitchens	0	
Fireplaces	4	
Extra Openings	1	
Gas Fireplaces	0	
Sq Ft Fin Bsmt	1646	
FBM Quality	05	Living Area
Foundation	06	Poured Conc
Bsmt Garage	0	
Bsmt Area	2714	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Bsmt Area	2714	
Bsmt Type	04	
Unfin Area	0.00	Full

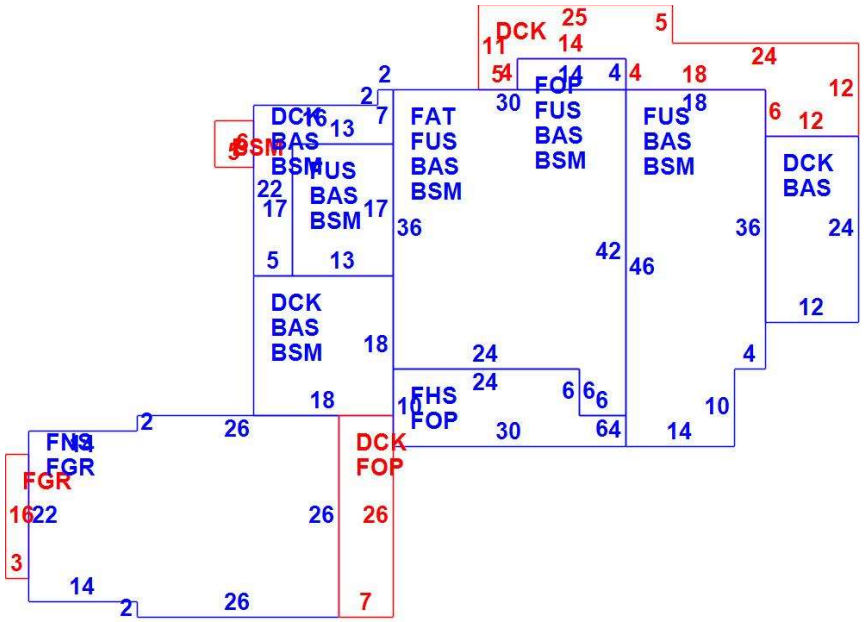
CONDO DATA

Parcel Id		C	Owne
		B	S

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

	2,487,922
Net Other Adj	212,988
Replace Cost	2,700,909
Year Built	2001
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	2,349,800
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
PTO	Patio	L	500	15.00	2002	A	70	C	1.00	5,300
MRM	Media Room	B	1	7500.00	2008	A	87	B	1.50	9,800
SLR	Solar Panels	L	41	1050.00	2017	G	85	C	1.00	61,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,972	2,972	2,972	324.03	963,025
BSM	Basement	0	2,714	543	64.83	175,950
DCK	Deck	0	1,408	141	32.45	45,689
FAT	Finished Attic	335	1,116	335	97.27	108,551
FGR	Garage	0	1,032	413	129.68	133,825
FHS	Finished Half Story	132	264	132	162.02	42,772
FNS	Finished 90% Story	886	984	886	291.76	287,093
FOP	Open Porch	0	502	75	48.41	24,302
FUS	Finished Upper Story	2,181	2,181	2,181	324.03	706,715
	Ttl Gross Liv / Lease Area	6,506	13,173	7,678		2,487,922

233 MARSHALL ST