

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MERCER T STANLEY & MARY A TRS MERCER RLTY TRUST PO BOX 1082 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	435,300	435,300	
		SUPPLEMENTAL DATA		RES LAND		1010	2,768,500	2,768,500	RESIDNTL	1010	7,000	7,000
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1772 Total Acres 1.15 Chapter Lan GIS ID F_877477_2831621		Cyclical Exemption W W District Res Exem		9	Total						3,210,800	3,210,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MERCER T STANLEY & MARY A TRS		LCC 88007	05-15-1995	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	477,500	2022	1010	422,700	2021	1010	417,500
									1010	2,415,000		1010	2,004,300		1010	1,387,700
									1010	4,800		1010	4,800		1010	24,600
								Total		2,897,300	Total		2,431,800	Total		1,829,800

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	435,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,000
Appraised Land Value (Bldg)	2,768,500
Special Land Value	0
Total Appraised Parcel Value	3,210,800
Valuation Method	C
Total Appraised Parcel Value	3,210,800

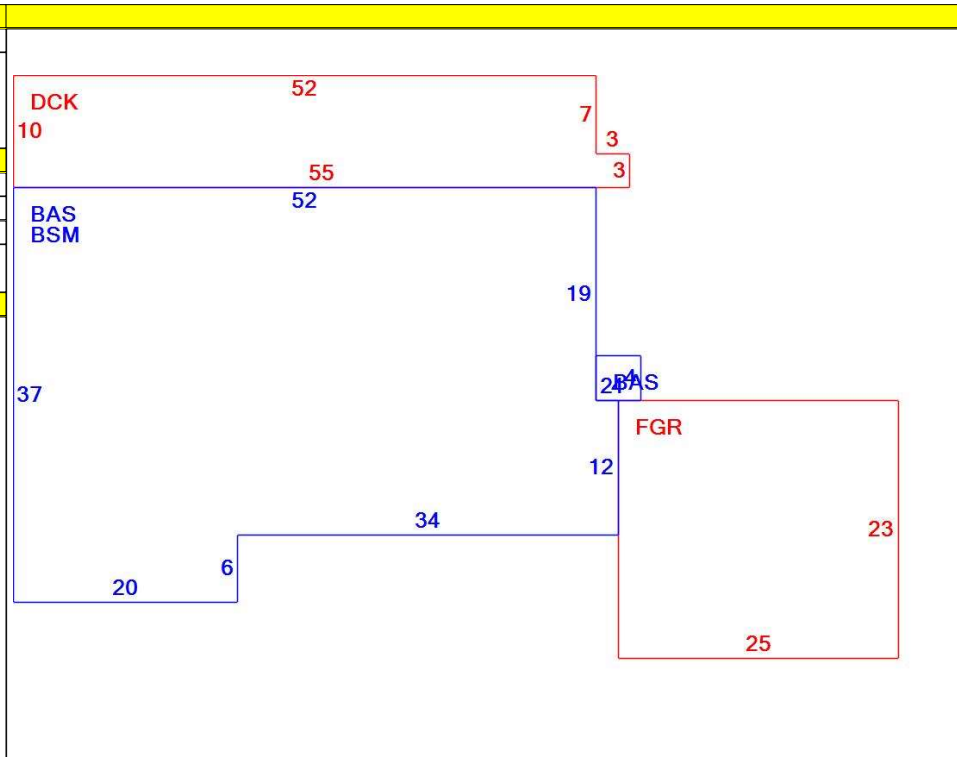
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES									

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
										04-12-2013	VGS			20	Field Review
										02-29-2008	K/D		8	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	0090	3.661			W225,ES95		2.1375	68.48	2,739,000
1	1010	Single Family	WP	Residual	0.230	AC 35,000.00	1.00000	5	1.00	0090	3.661					1.0000	2.94	29,500
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value					2,768,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1756	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			496,906
Interior Floor 2			Net Other Adj		91,360
Heat Fuel	03	Gas	Replace Cost		588,266
Heat Type	05	Hot Water	Year Built		1964
AC Type	01	None	Effective Year Built		1995
Bedrooms	2		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		26
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnd		435,300
Sq Ft Fin Bsmt	1576		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	1756		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	50	45.00	1985	A	70	C	1.00	1,600
SHD1	Shed	L	364	21.00	1985	A	70	C	1.00	5,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,772	1,772	1,772	206.53	365,968
BSM	Basement	0	1,756	351	41.28	72,491
DCK	Deck	0	529	53	20.69	10,946
FGR	Garage	0	575	230	82.61	47,501
Ttl Gross Liv / Lease Area		1,772	4,632	2,406		496,906



198 CRESCENT ST

