

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCSHEFFREY JAMES J MCSHEFFREY TERESA D 1 CHANDLER MILL DR DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	442,100	442,100
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010	470,800	470,800
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1940 Total Acres .948 Chapter Lan GIS ID F_857276_2834559		Cyclical 2 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	2,100	2,100
						Total				915,000	915,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCSHEFFREY JAMES J LANDRY RICHARD F & LINDA J		11811 0283	04-29-1993	Q	I	213,000	00	Year	Code	Assessed	Year	Code	Assessed			
		9474 0299	11-17-1989	U	I	1	1A	2023	1010	335,200	2022	1010	306,300	2021	1010	276,900
									1010	505,300		1010	321,100		1010	311,300
									1010	1,400		1010	1,400		1010	1,400
		Total						Total		841,900	Total		628,800	Total		589,600

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)	442,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	470,800
Special Land Value	0
Total Appraised Parcel Value	915,000
Valuation Method	C
Total Appraised Parcel Value	915,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
QPO-21-12	06-04-2021	MN	Maintenance	29,754		100	06-04-2021	Replace 21 double hung doors.	12-06-2021	SJT	10		21	Field Review + GIS
QPO-20-10	09-15-2020	MN	Maintenance	8,900		100		Strip existing roof/Install Ice & W	04-12-2013	VGS			20	Field Review
QPO-20-75	08-10-2020	MN	Maintenance	14,272		100	09-18-2020	Chimney Work	10-30-2007	K/B			01	Measure - No Entry
456	10-22-2002	NC	New Construct	2,750	10-18-2003	100		10X14 UTILITY BLDING						

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	0060	1.341			11.74	469,400
1	1010	Single Family	RC	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0060	1.341	DRAIN EASEMENT		1.07	1,400
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			470,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		518,021
Heat Fuel	02	Oil	Replace Cost		21,170
Heat Type	05	Hot Water	Year Built		539,191
AC Type	03	Central	Effective Year Built		1985
Bedrooms	4		Depreciation Code		2003
Full Baths	2		Remodel Rating		G
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	7		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	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		442,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1056		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>DCK</p> <p style="text-align: right;">14</p> <p style="text-align: center;">18</p>	<p style="text-align: center;">24</p> <p style="text-align: center;">24</p> <p style="text-align: center;">10</p> <p style="text-align: center;">2</p>
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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	140	21.00	2003	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	238.06	251,392
BSM	Basement	0	1,056	211	47.57	50,231
DCK	Deck	0	252	25	23.62	5,952
FUS	Finished Upper Story	884	884	884	238.06	210,446
Ttl Gross Liv / Lease Area		1,940	3,248	2,176		518,021

