

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SHEDD ELIZABETH ANNE 374 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	250,400	250,400
				0	Medium			RES LAND	1010	376,400	376,400
SUPPLEMENTAL DATA						RESIDNTL	1010	900	900	905 DUXBURY, MA	
Alt Prcl ID		Scnd Home		Cyclical Exemption		3					
Tax Class		T		W							
Tot Fin Area		1918		District							
Total Acres		3.148		Res Exem							
Chapter Lan											
GIS ID		F_865784_2850781		Assoc Pid#							
						Total		627,700		627,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHEDD ELIZABETH ANNE		10156 0225	02-21-1991	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	185,600	2022	1010	156,200
									1010	410,500		1010	341,500
									1010	1,200		1010	1,200
								Total		597,300	Total		498,900
											Total		441,700

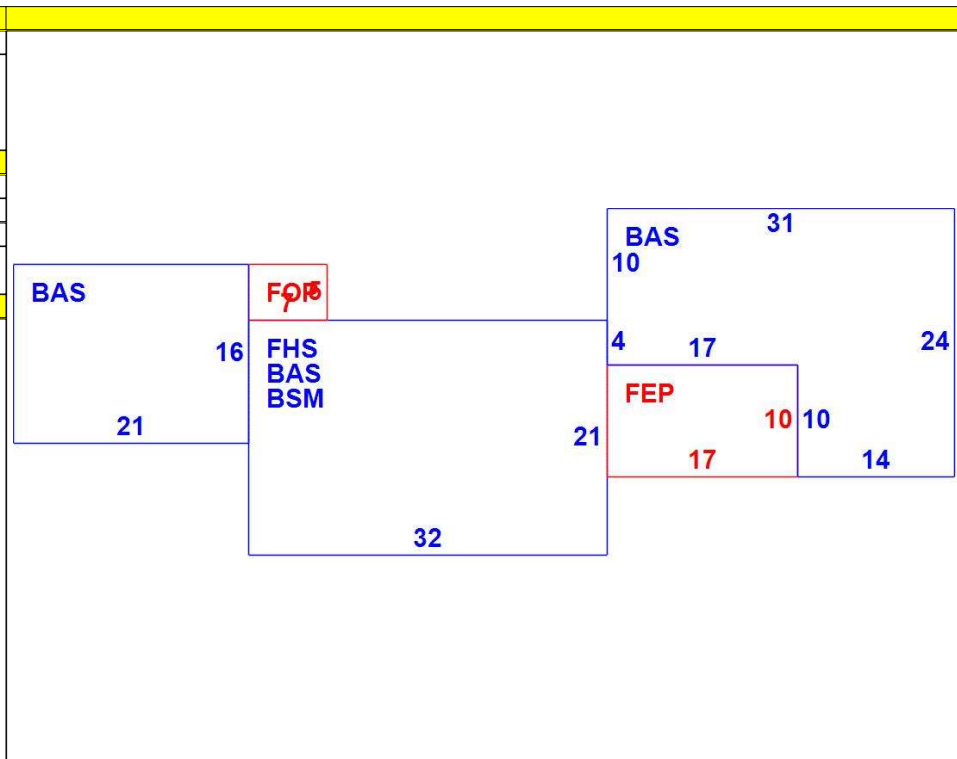
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int			
2023	17E	WIDOW ORPHAN	324.00									
Total			324.00									

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0050					Appraised Bldg. Value (Card)	250,400	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	900	
					Appraised Land Value (Bldg)	376,400	
					Special Land Value	0	
					Total Appraised Parcel Value	627,700	
					Valuation Method	C	
					Total Appraised Parcel Value	627,700	

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
										10-20-2022	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										10-30-2007	K/B			01	Measure - No Entry

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	0050	1.000		TN95	0.9500	332,500
1	1010	Single Family	RC	Residual	2.230 AC	35,000.00	0.56286	5	1.00	0050	1.000			1.0000	43,900
Total Card Land Units					3.15 AC	Parcel Total Land Area					3.15	Total Land Value			376,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	672	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.5				
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			360,208
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	02	Oil	Replace Cost		368,208
Heat Type	04	Forced Air-Duc	Year Built		1943
AC Type	01	None	Effective Year Built		1989
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
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		68
Gas Fireplaces	0		Cns Sect Rcnld		250,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	672		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
SHD1	Shed	L	120	21.00	1981	P	35	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,582	1,582	1,582	166.84	263,941
BSM	Basement	0	672	134	33.27	22,357
FEP	Finished Enclosed Porch	0	170	102	100.10	17,018
FHS	Finished Half Story	336	672	336	83.42	56,058
FOP	Open Porch	0	35	5	23.83	834
Ttl Gross Liv / Lease Area		1,918	3,131	2,159		360,208

