

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SHANAHAN THOMAS M SHANAHAN ANNETTE M 92 TEMPLEWOOD DR DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	282,000	282,000
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	472,500	472,500
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2036 Total Acres .978 Chapter Lan GIS ID F_865167_2852600		Cyclical 3 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	13,000	13,000
						Total				767,500	767,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHANAHAN THOMAS M OCONNELL WILLIAM A		36866	0108	02-27-2009	Q	I	399,900	00	Year	Code	Assessed	Year	Code	Assessed		
		11814	0132	04-30-1993	U	I	100	1F	2023	1010	213,200	2022	1010	202,300		
										1010	506,800	1010	322,000	2021	1010	182,500
								1010	9,300	1010	9,300	1010	9,300	1010	5,900	
		Total						Total		729,300	Total		533,600	Total		499,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

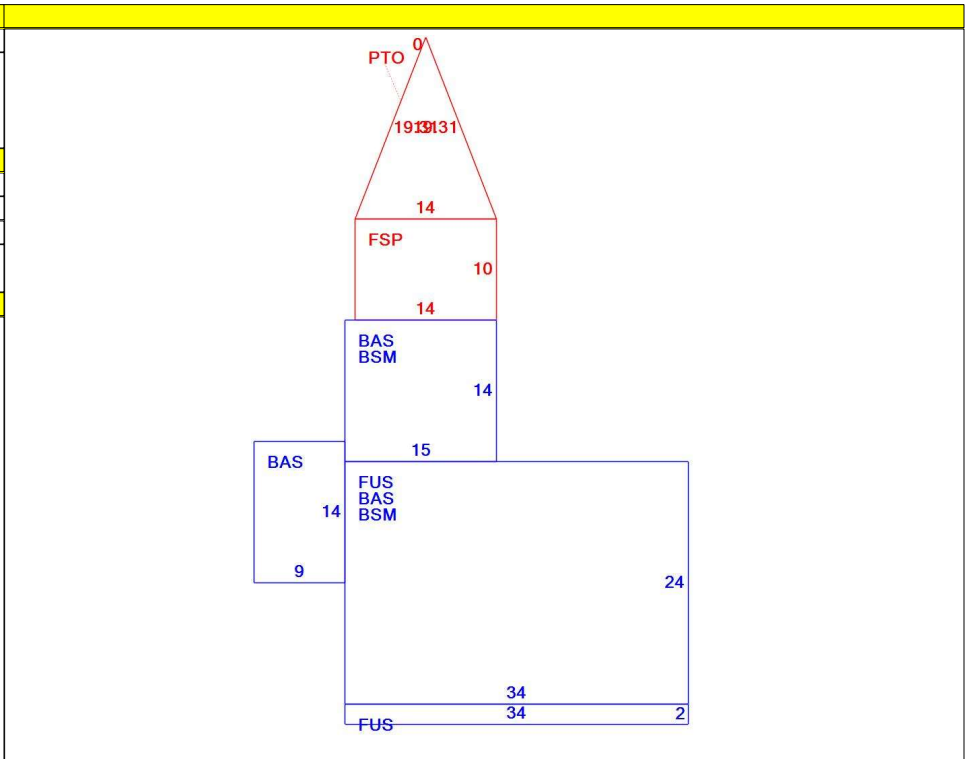
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									282,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									13,000
Appraised Land Value (Bldg)									472,500
Special Land Value									0
Total Appraised Parcel Value									767,500
Valuation Method									C
Total Appraised Parcel Value									767,500

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
2018-104	06-01-2018	MN	Maintenance	10,000		100		VINYL SIDING- FRONT OF HOU		02-25-2020	SJT	3		30	Quality Control
49	04-24-2012	MN	Maintenance	5,000		100		REPLACE 22 WINDOWS		04-12-2013	VGS			20	Field Review
36	04-07-2009	RM	Remodel	3,500		100		17.5X33'STORAGE ATTI		07-16-2010	KP		1	00	Measure & Listed
22	04-17-2007	MN	Maintenance	1,517		100		1 WINDOW							
111	09-08-2006	MN	Maintenance	8,000		100		ROOF							
88	07-21-2006	MN	Maintenance	4,291		100		REPL 1 WIN & DR							
220	05-24-2005	MN	Maintenance	6,942		100		RPL BAY WINDOW							

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	0.066	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.08	3,100
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value		472,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1026	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	11	Clapboard	C		Owne
Exterior Wall 2					B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			359,769
Interior Floor 2			Net Other Adj		11,300
Heat Fuel	02	Oil	Replace Cost		371,069
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		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		76
Gas Fireplaces	0		Cns Sect Rcnld		282,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1026		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	168	21.00	1990	A	70	C	1.00	2,500
GNR	GENERATOR	L	1	12400.00	2018	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	158.14	182,177
BSM	Basement	0	1,026	205	31.60	32,419
FSP	Screened Porch	0	140	28	31.63	4,428
FUS	Finished Upper Story	884	884	884	158.14	139,796
PTO	Patio	0	126	6	7.53	949
Ttl Gross Liv / Lease Area		2,036	3,328	2,275		359,769



92 TEMPLEWOOD DR

