

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DORSEY P SHANE 481 CHANDLER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	350,700	350,700
				0	Heavy			RES LAND	1010	350,000	350,000
SUPPLEMENTAL DATA								RESIDNTL	1010	8,700	8,700
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1799 Total Acres .918 Chapter Lan GIS ID F_865200_2843486				Cyclical 4 Exemption W District Res Exem Assoc Pid#		Total				709,400	709,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KLUESENER CHRISTOPHER A & LAURE		57686 80	02-21-2023	Q	I	850,000	00	Year	Code	Assessed	Year	Code	Assessed
DORSEY P SHANE		53031 250	07-06-2020	Q	I	585,000	00	2023	1010	268,500	2022	1010	245,400
SULLIVAN JASON W & BYDA KIMBERLY		49394 0211	01-11-2018	U	I	10	1A		1010	364,700		1010	300,600
SULLIVAN JASON W		48481 0290	05-31-2017	Q	I	547,500	00		1010	6,300		1010	6,300
FITZGERALD WILLIAM N		30353 0099	04-15-2005	Q	I	525,900	00	Total		639,500	Total		552,300
								Total			Total		475,900

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

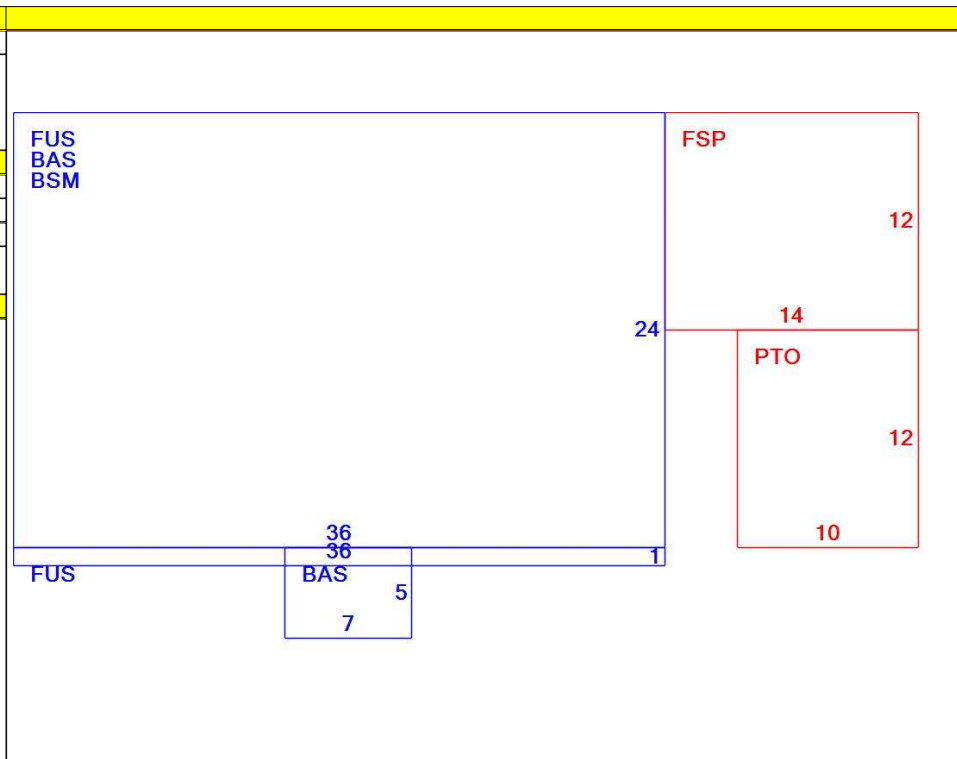
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										350,700				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										8,700				
Appraised Land Value (Bldg)										350,000				
Special Land Value										0				
Total Appraised Parcel Value										709,400				
Valuation Method										C				
Total Appraised Parcel Value										709,400				

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
BPO-22-382	10-26-2022	RM	Remodel	10,230	03-27-2023	100		ADD ADDITIONAL BATHRM TO		04-14-2021	SJT	5		12	Property Est. - No Access
QPO-22-20	09-27-2022	MN	Maintenance	5,200		100		Re-Roof		04-08-2021	SJD	9	1	11	Phone Interview
BPO-21-152	09-09-2021	MN	Maintenance	16,950		100	10-19-2021	REPLACE WNDWS/SIDING/TRI		05-15-2018	SJD	9	1	07	Measure - Info @ Door
BPO-21-49	02-10-2021	MN	Maintenance	3,750	05-05-2021	100	04-14-2021	Remove 2nd floor interior wall & STRIP& REROOF		04-12-2013	VGS			20	Field Review
19990348	08-09-1999	MN	Maintenance			100				06-23-2006	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	0050	1.000		1.0000	8.75	350,000
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	864			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	2		CONDO DATA				
Occupancy	1		Parcel Id		C	Own	
Exterior Wall 1	25	Vinyl Siding			B	S	
Exterior Wall 2			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable	Condo Flr				
Roof Cover	03	Asphalt	Condo Unit				
Interior Wall 1	05	Drywall	COST / MARKET VALUATION				
Interior Wall 2							
Interior Floor 1	12	Hardwood	Net Other Adj		415,122		
Interior Floor 2			Replace Cost		17,810		
Heat Fuel	03	Gas	Year Built		432,932		
Heat Type	05	Hot Water	Effective Year Built		1970		
AC Type	01	None	Depreciation Code		2002		
Bedrooms	4		Remodel Rating		VG		
Full Baths	1		Year Remodeled				
Half Baths	1		Depreciation %		19		
Extra Fixtures	2		Functional Obsol				
Total Rooms	8		External Obsol				
Bath Style	02	Average	Trend Factor		1.000		
Kitchen Style	02	Average	Condition				
Extra Kitchens	0		Condition %				
Fireplaces	1		Percent Good		81		
Extra Openings	0		Cns Sect Rcnld		350,700		
Gas Fireplaces	0		Dep % Ovr				
Sq Ft Fin Bsmt	0		Dep Ovr Comment				
FBM Quality			Misc Imp Ovr				
Foundation	06	Poured Conc	Misc Imp Ovr Comment				
Bsmt Garage	2		Cost to Cure Ovr				
Bsmt Area	864		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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	899	899	899	206.32	185,484
BSM	Basement	0	864	173	41.31	35,694
FSP	Screened Porch	0	168	34	41.76	7,015
FUS	Finished Upper Story	900	900	900	206.32	185,691
PTO	Patio	0	120	6	10.32	1,238
Ttl Gross Liv / Lease Area		1,799	2,951	2,012		415,122

