

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SHEPARD THEODORE SHEPARD JESSICA 11 APPLE HILL LN  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	479,500	479,500
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	473,200	473,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2320 Total Acres .998 Chapter Lan GIS ID F_864290_2843786		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	5,900	5,900
						Total				958,600	958,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SHEPARD THEODORE		48265	0204	03-31-2017	Q	I	691,850	00	Year	Code	Assessed	Year	Code	Assessed
BASTIANELLI LAWRENCE J III & WALTZ		28853	0039	08-12-2004	Q	I	654,900	00	2023	1010	364,600	2022	1010	346,200
									1010	507,800		2021	1010	322,700
									1010	2,000			1010	2,000
		Total							Total	874,400	Total	670,900	Total	625,800

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)	479,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,900
Appraised Land Value (Bldg)	473,200
Special Land Value	0
Total Appraised Parcel Value	958,600
Valuation Method	C
Total Appraised Parcel Value	958,600

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
EPO-23-139 624	03-13-2023 12-20-2004	EL MS	Electric Miscellaneous	17,000	10-11-2005	0 100		GENERATOR DECK 12 X 35,10X16			11-29-2017 04-12-2013 10-11-2005	SJD VGS KP	9	1	01 20 00	Measure - No Entry Field Review 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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.081	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	3,800
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value			473,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1388	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		577,775
Interior Floor 2			Replace Cost		29,145
Heat Fuel	02	Oil	Year Built		606,920
Heat Type	05	Hot Water	Effective Year Built		1983
AC Type	01	None	Depreciation Code		2000
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		479,500
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	1388		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
SPL4	Above Ground	L	800	8.00	1985	A	70	C	1.00	4,500
SHD1	Shed	L	96	21.00	1986	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,332	1,332	1,332	206.42	274,954
BSM	Basement	0	1,388	278	41.34	57,385
FEP	Finished Enclosed Porch	0	224	134	123.48	27,661
FOP	Open Porch	0	12	2	34.40	413
FUS	Finished Upper Story	988	988	988	206.42	203,945
WDK	Deck	0	651	65	20.61	13,417
Ttl Gross Liv / Lease Area		2,320	4,595	2,799		577,775

