

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SHELDON ELISABETH M TT		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ELISABETH M SHELDON REALTY TR		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	645,200	645,200	
98 UNION BRIDGE RD				0	Medium			RES LAND	1010	392,800	392,800	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	1,200	1,200	
Alt Prcl ID		Cyclical		4								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 3509		District										
Total Acres 3.008		Res Exem										
Chapter Lan												
GIS ID F_861842_2842076		Assoc Pid#										
									Total	1,039,200	1,039,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHELDON ELISABETH M TT		54189 161	01-13-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SHELDON ELISABETH M TT		14396 0093	05-30-1996	U	I	1	1F	2023	1010	481,800	2022	1010	422,200	2021	1010	396,300
PEDULLA MICHAEL V JR		9920 0198	08-30-1990	Q	I	185,000	00		1010	427,000		1010	355,000		1010	295,800
									1010	800		1010	800		1010	800
									Total	909,600	Total	778,000	Total	692,900		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0050					Appraised Bldg. Value (Card)				645,200	
					Appraised Xf (B) Value (Bldg)				0	
					Appraised Ob (B) Value (Bldg)				1,200	
					Appraised Land Value (Bldg)				392,800	
					Special Land Value				0	
					Total Appraised Parcel Value				1,039,200	
					Valuation Method				C	
					Total Appraised Parcel Value				1,039,200	

NOTES													
8 ROOMS PLUS SMALL 2 ROOM APT WITH KITCHENETTE													

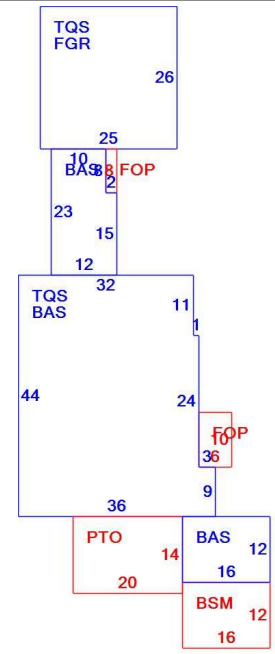
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
15	01-04-2008	AD	Addition	50,000	09-29-2010	100		650'AG,248'CONNECTOR		08-02-2018	JLF	7	1	06	Inspection Only
12819	06-07-1993	RM	Remodel	55,000	05-28-1996	100		RMVE ELL,NWFNDTION		05-14-2018	SJD	6		12	Property Estimated - No Ac
										04-12-2013	VGS			20	Field Review
										09-29-2010	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
1	1010	Single Family	RC	Residual	2.090	AC	35,000.00	0.58449	5	1.00	0050	1.000		1.0000	0.47	42,800
Total Card Land Units					3.01	AC	Parcel Total Land Area					3.01	Total Land Value			392,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	192	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	192				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	772,228
Replace Cost	34,220
Year Built	806,448
Effective Year Built	1993
Depreciation Code	2001
Remodel Rating	A
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnld	645,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	80	21.00	1980	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,920	1,920	1,920	201.52	386,920
BSM	Basement	0	192	38	39.88	7,658
FGR	Garage	0	650	260	80.61	52,395
FOP	Open Porch	0	76	11	29.17	2,217
PTO	Patio	0	280	14	10.08	2,821
TQS	Three Quarter Story	1,589	2,118	1,589	151.19	320,217
Ttl Gross Liv / Lease Area		3,509	5,236	3,832		772,228

