

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHOPSHIRE RYAN M SHOPSHIRE DANIELLE L 53 STAGECOACH RD			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	465,500	465,500
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	350,700	350,700
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2080 Total Acres .938 Chapter Lan GIS ID F_865812_2834496	Cyclical 2 Exemption W District Res Exem Assoc Pid#	Total		816,200	816,200		

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHOPSHIRE RYAN M		47819 0204	12-01-2016	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed
MEEKER JOHN E & KATHLEEN P TT		44310 0114	05-12-2014	U	I	1	1A	2023	1010	357,800	2022	1010	328,700
MEEKER JOHN E		9007 0303	02-27-1989	Q	I	250,000	00		1010	504,800	2021	1010	320,700
		Total						862,600		Total		649,400	
								Total		Total		609,300	

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)	465,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	816,200
Valuation Method	C
Total Appraised Parcel Value	816,200

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	
2018-86	03-21-2018	RM	Remodel	29,000	08-23-2018	100		REMOVE EXISTING CEILING IN FINISH 596' OF BASEMENT AR REMODEL 2 EXISTING 2ND FL	08-23-2018	JLF	5	1	12	Property Estimated - No Ac	
2017-95	04-10-2017	RM	Remodel	25,500	08-23-2018	100			05-30-2017	SJD	9			01	Measure - No Entry
2016-434	12-14-2016	RM	Remodel	14,500	08-23-2018	100			04-12-2013	VGS				20	Field Review
									08-29-2007	BSB		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	0.020 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	700
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1144	
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			528,306
Interior Floor 2			Net Other Adj		46,400
Heat Fuel	03	Gas	Replace Cost		574,705
Heat Type	05	Hot Water	Year Built		1967
AC Type	01	None	Effective Year Built		2002
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		19
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		81
Gas Fireplaces	0		Cns Sect Rcnld		465,500
Sq Ft Fin Bsmt	596		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1144		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	224.62	256,965
BSM	Basement	0	1,144	229	44.96	51,438
DCK	Deck	0	135	14	23.29	3,145
FOP	Open Porch	0	196	29	33.23	6,514
FUS	Finished Upper Story	936	936	936	224.62	210,244
Ttl Gross Liv / Lease Area		2,080	3,555	2,352		528,306

