

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GILLESPIE SEAN E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GILLESPIE CRISTIN S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	396,400	396,400	
90 HERRING WEIR RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	477,000	477,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2502 Total Acres 1.228 Chapter Lan GIS ID F_870830_2848199			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,200	1,200	
						Total		874,600	874,600	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GILLESPIE SEAN E & CRISTIN S TT		57956 232	05-30-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GILLESPIE SEAN E		39878 0281	04-27-2011	Q	I	468,000	00	2023	1010	323,000	2022	1010	301,200
HUNTER GREGORY F		29798 0068	01-05-2005	Q	I	535,000	00		1010	466,000		1010	393,200
M-B REALTY TRUST		11133 0318	07-22-1992	U	I	160,000	1I		1010	800		1010	800
						Total		789,800	Total	695,200	Total	637,000	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								Appraised Bldg. Value (Card) 396,400				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 1,200				
								Appraised Land Value (Bldg) 477,000				
								Special Land Value 0				
								Total Appraised Parcel Value 874,600				
								Valuation Method C				
								Total Appraised Parcel Value 874,600				

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
QPO-22-68	04-20-2022	MN	Maintenance	2,000		100	04-20-2022	WEATHERIZATION/AIR SEALIN		04-12-2013	VGS			20	Field Review
2013-132	07-25-2013	MN	Maintenance	13,316		100		REPLACE 20 WINDOWS		10-29-2007	BSB		1	00	Measure & Listed
178	09-20-2011	MS	Miscellaneous	1,800		100		INSULATION IN ATTIC							
153	04-22-2004	MN	Maintenance	7,900		100		REROOF							
13045	12-08-1993	RM	Remodel	1,800		100		2 SKY LGHT/FAM RM							

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	0070	1.389			ES95	0.9500	11.55	461,900
1	1010	Single Family	RC	Residual	0.310	AC 35,000.00	1.00000	5	1.00	0070	1.389				1.0000	1.12	15,100
Total Card Land Units					1.23	AC	Parcel Total Land Area					1.23	Total Land Value			477,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	952	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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			541,349
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	02	Oil	Replace Cost		558,248
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		396,400
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	952		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FHS FGR	BAS	FNS BAS BSM
26	16	28
	18	
	FEP 18	4
		34
		FOP

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	1985	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	1,240	1,240	1,240	184.13	228,324
BSM	Basement	0	952	190	36.75	34,985
FEP	Finished Enclosed Porch	0	72	43	109.97	7,918
FGR	Garage	0	676	270	73.54	49,716
FHS	Finished Half Story	338	676	338	92.07	62,237
FNS	Finished 90% Story	857	952	857	165.76	157,801
FOP	Open Porch	0	15	2	24.55	368
Ttl Gross Liv / Lease Area		2,435	4,583	2,940		541,349



90 HERRING WEIR RD

