

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SHORTELLE MATTHEW T SHORTELLE KATHERINE R 102 MILLBROOK WAY DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	324,900	324,900
		SUPPLEMENTAL DATA		0	Light	0		RES LAND	1010	447,800	447,800
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1748 Total Acres 1.128 Chapter Lan GIS ID F_874770_2848652		Cyclical 5 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	28,400	0
						Total				801,100	772,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHORTELLE MATTHEW T WHALEN JEAN L TT & JEAN L WHALEN WHALEN JEAN L		45731 0283	06-29-2015	Q	I	455,000	00	Year	Code	Assessed	Year	Code	Assessed			
		41192 0135	04-04-2012	U	I	1	1A	2023	1010	245,000	2022	1010	206,000	2021	1010	205,600
		9322 0129	08-28-1989	U	I	1	1		1010	437,500		1010	369,100		1010	333,900
		Total						682,500		Total		575,100		Total		539,500

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)	324,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	28,400
Appraised Land Value (Bldg)	447,800
Special Land Value	0
Total Appraised Parcel Value	801,100
Valuation Method	C
Total Appraised Parcel Value	801,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
BPO-22-488	12-01-2022	SP	Solar Panels	38,579		100	01-11-2023	Install 27 roof top panels. No en		07-28-2015	SJD	9	1	00	Measure & Listed
QPO-22-13	07-08-2022	MN	Maintenance	12,275		100	07-08-2022	STRIP & REROOF		04-12-2013	VGS			20	Field Review
2016-6	01-08-2016	MN	Maintenance	8,800		100		13 REPLACEMENT WINDOWS		10-31-2007	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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389			ES90	0.9000	10.94	437,600
1	1010	Single Family	PD	Residual	0.210	AC	35,000.00	1.00000	5	1.00	0070	1.389				1.0000	1.12	10,200
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value					447,800

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	04	Cape Cod	Bsmt Area	1356					
Model	01	Residential	Bsmt Type	04					
Grade	04	Above Ave	Unfin Area	0.00	Full				
Stories	1.5		CONDO DATA						
Occupancy	1		Parcel Id		C	Own			
Exterior Wall 1	14	Wood Shingle			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	09	Pine/Soft Wood				413,891			
Interior Floor 2			Net Other Adj			31,165			
Heat Fuel	04	Electric	Replace Cost			445,055			
Heat Type	07	Radiant-Elec.	Year Built			1979			
AC Type	01	None	Effective Year Built			1994			
Bedrooms	3		Depreciation Code			A			
Full Baths	2		Remodel Rating						
Half Baths	0		Year Remodeled						
Extra Fixtures	0		Depreciation %			27			
Total Rooms	7		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			73			
Gas Fireplaces	0		Cns Sect Rcnd			324,900			
Sq Ft Fin Bsmt	500		Dep % Ovr						
FBM Quality	03	Average	Dep Ovr Comment						
Foundation	06	Poured Conc	Misc Imp Ovr						
Bsmt Garage	2		Misc Imp Ovr Comment						
Bsmt Area	1356		Cost to Cure Ovr						
			Cost to Cure Ovr Comment						

DCK 13 2

FEP

14

13

BAS
BSM

22

FHS
BAS
BSM

26

28

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
SLR	Solar Panels	L	27	1050.00	2023	A	70	C	1.00	28,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,356	1,356	1,356	194.22	263,367
BSM	Basement	0	1,356	271	38.82	52,635
DCK	Deck	0	26	3	22.41	583
FEP	Finished Enclosed Porch	0	182	109	116.32	21,170
FHS	Finished Half Story	392	784	392	97.11	76,136
Ttl Gross Liv / Lease Area		1,748	3,704	2,131		413,891

