

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHERMAN CHRISTOPHER G			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
SHERMAN ERIN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	416,500	416,500
PO BOX 2		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	463,200	463,200
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4598 Total Acres 1.286 Chapter Lan GIS ID F_876363_2840096			Cyclical 5 Exemption W District HISTORIC ATM 2011 Res Exem Assoc Pid#	RESIDNTL	1010	25,500	25,500
							Total	905,200	905,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHERMAN CHRISTOPHER G		46950 0167	05-20-2016	U	I	780,000	1V	Year	Code	Assessed	Year	Code	Assessed
KRIEGEL GERALD & PENELOPE TT		16423 0235	07-22-1998	U	I	100	1F	2023	1010	413,500	2022	1010	372,600
									1010	497,200		1010	315,900
									1010	16,000		1010	16,000
							Total	926,700	Total	704,500	Total	659,500	

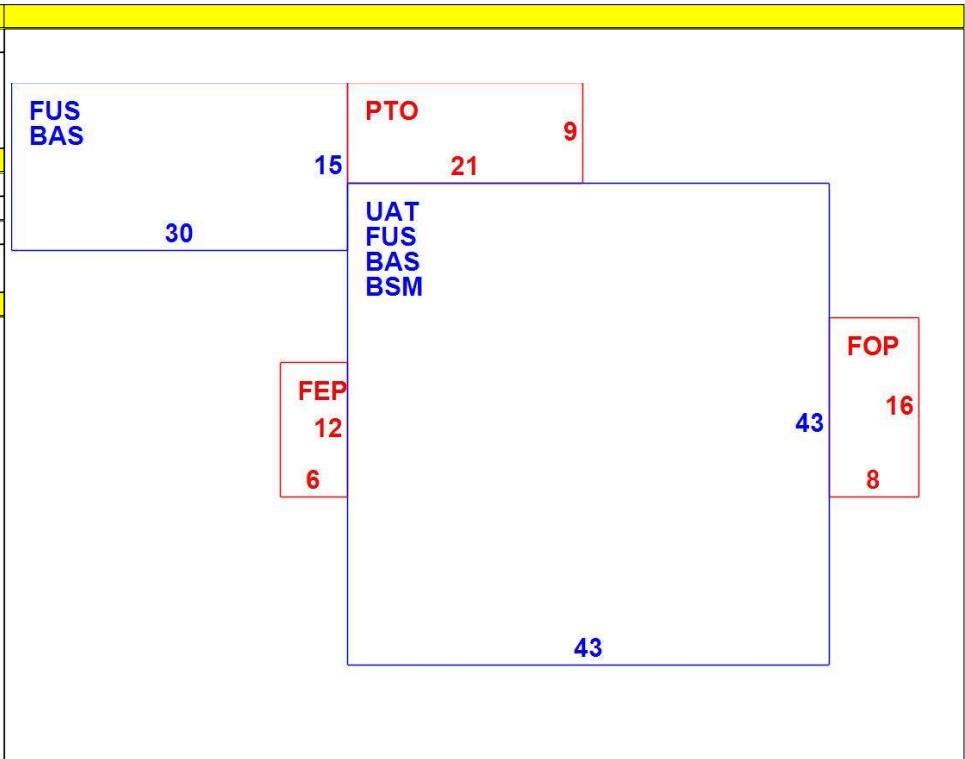
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									<b>APPRAISED VALUE SUMMARY</b>			
									Appraised Bldg. Value (Card) 416,500			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 25,500			
									Appraised Land Value (Bldg) 463,200			
									Special Land Value 0			
									Total Appraised Parcel Value 905,200			
									Valuation Method C			
							Total	0.00	Total Appraised Parcel Value 905,200			

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
QPO-21-76	04-12-2021	MN	Maintenance	46,200		100	05-18-2021	Remove/Replace 60 sq of roof sh		09-14-2016	SJD	9	1	00	Measure & Listed
2016-132	07-21-2016	RM	Remodel	30,000		100		KITCHEN BATH REMODEL 2 F		04-12-2013	VGS			20	Field Review
										12-19-2007	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	0060	1.341	DRIVEWAY HAS NO VIEW TO	E95	0.9500	11.15	445,900
1	1010	Single Family	PD	Residual	0.368 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	17,300
					Total Card Land Units	1.29 AC	Parcel Total Land Area					1.29	Total Land Value			463,200

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1849	
Model	01	Residential	Bsmt Type	04	Full
Grade	05	Ave/Good	Unfin Area		
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	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	09	Pine/Soft Wood			757,977
Interior Floor 2			Net Other Adj		42,900
Heat Fuel	02	Oil	Replace Cost		800,877
Heat Type	04	Forced Air-Duc	Year Built		1807
AC Type	01	None	Effective Year Built		1973
Bedrooms	6		Depreciation Code		F
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		48
Total Rooms	12		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	4		Condition %		
Extra Openings	3		Percent Good		52
Gas Fireplaces	1		Cns Sect Rcnld		416,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1849		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
BRN3	Barn - 1 St w/L	L	1,015	52.00	1981	A	70	D	0.50	18,500
PLT	Coop	L	910	20.00	1960	F	55	D	0.50	5,000
SHD1	Shed	L	110	21.00	1960	F	55	D	0.50	600
FOP	Open Porch	L	144	35.00	1980	F	55	D	0.50	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,299	2,299	2,299	142.58	327,801
BSM	Basement	0	1,849	370	28.53	52,756
FEP	Finished Enclosed Porch	0	72	43	85.15	6,131
FOP	Open Porch	0	128	19	21.16	2,709
FUS	Finished Upper Story	2,299	2,299	2,299	142.58	327,801
PTO	Patio	0	189	9	6.79	1,283
UAT	Unfinished Attic	0	1,849	277	21.36	39,496
Ttl Gross Liv / Lease Area		4,598	8,685	5,316		757,977

