

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SELLITTO MARK			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
SELLITTO CHRISTINE E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	589,200	589,200
221 OAK ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	470,200	470,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3260 Total Acres .92 Chapter Lan GIS ID F_867616_2834096			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	47,400	47,400
						Total		1,106,800	1,106,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SELLITTO MARK		45750 0263	07-01-2015	Q	I	633,500	00	Year	Code	Assessed	Year	Code	Assessed
SHAYNE DIANE QUIMBY		27624 0239	02-27-2004	U	I	1	1	2023	1010	450,000	2022	1010	412,400
SHAYNE ANDREW G		14553 0018	07-31-1996	Q	I	340,000	00		1010	504,700		1010	320,700
									1010	29,400		1010	29,400
						Total		984,100	Total		762,500	Total	
									Total		691,600		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	589,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	47,400
Appraised Land Value (Bldg)	470,200
Special Land Value	0
Total Appraised Parcel Value	1,106,800
Valuation Method	C
Total Appraised Parcel Value	1,106,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

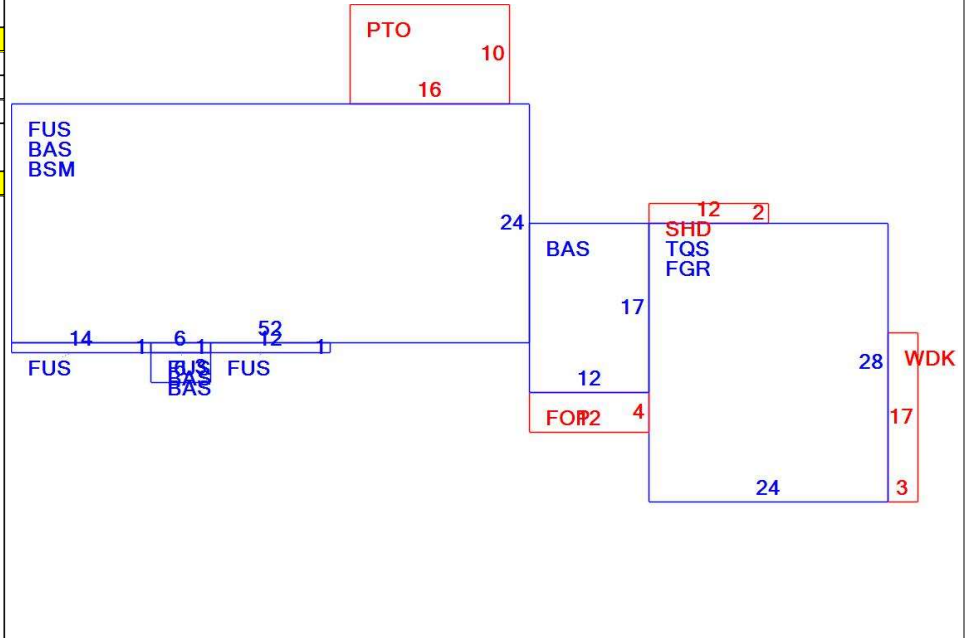
NOTES	
STUDIO APT ABOVE FGR W/KITCH 7/2014 JLF 2XF=5-FIX BTH W/DOUBLE SINK, SHOWER AND JETTUB	

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
287	06-18-2004	MN	Maintenance	6,500	11-26-2013	100		STRIP & REROOF	04-15-2016	SJD	9		01	Measure - No Entry
									07-18-2014	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									01-15-2008	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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1248	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	326				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1248				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		757,475	
Replace Cost		49,663	
Year Built		1975	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnd		589,200	
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
SPL2	Ing Pool-Good	L	722	89.00	1985	A	70	C	1.00	45,000
SHD1	Shed	L	160	21.00	1987	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,476	1,476	1,476	198.97	293,678
BSM	Basement	0	1,248	250	39.86	49,742
FGR	Garage	0	672	269	79.65	53,523
FOP	Open Porch	0	48	7	29.02	1,393
FUS	Finished Upper Story	1,280	1,280	1,280	198.97	254,680
PTO	Patio	0	160	8	9.95	1,592
SHD	Attached Shed	0	24	8	66.32	1,592
TQS	Three Quarter Story	504	672	504	149.23	100,280
WDK	Deck	0	51	5	19.51	995
Ttl Gross Liv / Lease Area		3,260	5,631	3,807		757,475

