

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DAHLEN SHAWN M JR LUCAS-DAHLEN ALEXANDRA C 307 MAYFLOWER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	603,800	603,800	
		SUPPLEMENTAL DATA		Cyclical Exemption W		6		RES LAND	1010	384,300	384,300	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2280 Total Acres 1.898 Chapter Lan GIS ID F_870948_2838150		District Res Exem		Assoc Pid#						
						Total				1,112,400	1,060,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DAHLEN SHAWN M JR		46241 0057	11-04-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
DAHLEN SHAWN N & DAHLEN SHAWN		44373 0236	05-30-2014	U	I	100	1A	2023	1010	464,500	2022	1010	331,600
DAHLEN SHAWN TT		43921 0247	12-16-2013	U	V	211,824	1A		1010	399,700		1010	329,400
SHAWN M DAHLEN CO INC		43609 0010	09-16-2013	U	V	175,000	1P		1010	45,200		1010	0
MAROTTO DAVID J		4596 0133	01-03-1979	U	I	23,500	1	Total		909,400	Total		661,000
								Total			Total		576,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										603,800			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										124,300			
Appraised Land Value (Bldg)										384,300			
Special Land Value										0			
Total Appraised Parcel Value										1,112,400			
Valuation Method										C			
Total Appraised Parcel Value										1,112,400			

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-21-542	12-22-2021	AD	Addition	75,000	05-23-2022	100		16X16 OPEN PRCH/6X12 DECK	05-23-2022	SJT	5		01	Measure - No Entry
BPO-21-8	01-20-2021	BP	Bldg Permit	49,825	11-05-2021	100		INSTALL A 16X28 INGROUND V	03-18-2022	SJT	5		01	Measure - No Entry
BPO-20-384	01-05-2021	SP	Solar Panels	6,380	03-31-2021	100		Install 9 solar roof panels.	11-05-2021	SJT	10		20	Field Review
2017-320	10-04-2017	AD	Addition	18,000	08-17-2018	100		FINISH 400' OVER GARAGE	03-31-2021	SJT	5		01	Measure - No Entry
2015-248	08-14-2015	MS	Miscellaneous	34,944		100		INSTALLATION OF ROOF MOU	08-17-2018	JLF	5		01	Measure - No Entry
2014-44	02-19-2014	NC	New Construct	5,000	05-12-2014	100		IN CONJUNCTION WITH BP-20	05-12-2014	JLF	5	1	00	Measure & Listed
2013-226	09-17-2013	NC	New Construct	219,000	05-12-2014	100		26X36' 2 STY ADD SINGLE FAM						

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.980 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	34,300
Total Card Land Units					1.90 AC	Parcel Total Land Area					1.90	Total Land Value			384,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	1056.0	Full
Stories	2.5				
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					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens					
Fireplaces					
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt	273				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	1056				

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	28	1050.00	2015	A	70	C	1.00	42,000
SLR	Solar Panels	L	9	1050.00	2021	A	70	C	1.00	9,500
SPL2	Ing Pool-Good	L	448	89.00	2021	G	85	A	2.00	67,800
SHD1	Shed	L	140	21.00	2022	G	85	A	2.00	5,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	212.29	224,183
BSM	Basement	0	1,056	211	42.42	44,794
DCK	Deck	0	84	8	20.22	1,698
FGR	Garage	0	576	230	84.77	48,828
FHS	Finished Half Story	288	576	288	106.15	61,141
FOP	Open Porch	0	286	43	31.92	9,129
FUS	Finished Upper Story	936	936	936	212.29	198,708
PTO	Patio	0	462	23	10.57	4,883
UAT	Unfinished Attic	0	936	140	31.75	29,721
Ttl Gross Liv / Lease Area		2,280	5,968	2,935		623,085

