

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHENEY MAGGIE E TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CHENEY JOSEPH M TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	977,400	977,400
59 BEECHWOOD LN		SUPPLEMENTAL DATA			RES LAND	1010	2,533,400	2,533,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3919 Total Acres .843 Chapter Lan GIS ID F_873612_2830892			Cyclical 7 Exemption W District W Res Exem Assoc Pid#	RESIDNTL	1010	153,300	153,300
						Total	3,664,100	3,664,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHENEY MAGGIE E TT		55406 168	08-02-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
CHENEY JOSEPH M		48072 0233	02-01-2017	Q	I	1,490,000	00	2023	1010	649,900	2022	1010	541,300
SHOEMAKER SARAH M TT BLUE SPRU		46245 0219	11-05-2015	Q	I	1,441,800	00		1010	1,728,600		1010	1,337,100
DIXON KATHERINE A TT (L/E)		31456 0189	10-03-2005	U	I	100	1F		1010	89,900		1010	89,900
DIXON WILLIAM C		31446 0064	09-30-2005	U	I	100	1F	Total	2,468,400	Total	1,968,300	Total	1,559,000

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

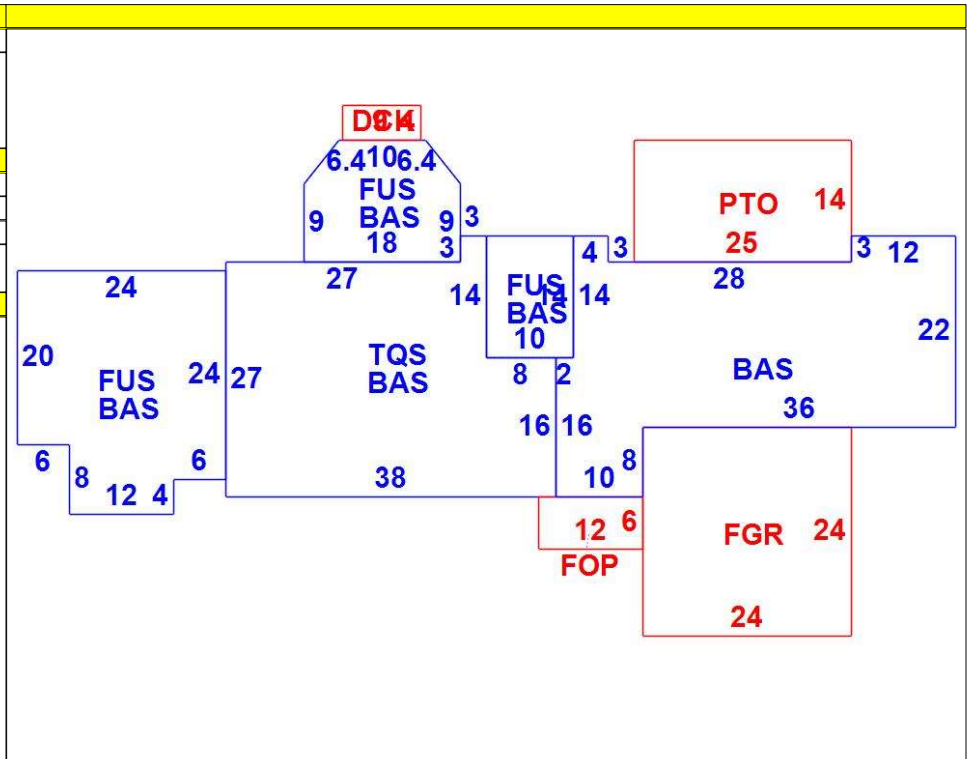
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	977,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	153,300
Appraised Land Value (Bldg)	2,533,400
Special Land Value	0
Total Appraised Parcel Value	3,664,100
Valuation Method	C
Total Appraised Parcel Value	3,664,100

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-22-328	03-21-2023	NC	New Construct	131,000	09-05-2023	100	10-05-2023	9X25 GUNITE POOL. Complete	06-20-2023	SJT	5		07	Measure - Info @ Door
BPO-22-200	06-10-2022	AD	Addition	66,000	06-20-2023	100		NEW 2ND STY MASTER BEDR	07-31-2020	SJT	5		20	Field Review
BPO-20-239	10-21-2020	BP	Bldg Permit	45,000		100	07-20-2021	Construct a 10'x14' dormer expa	02-11-2020	SJT	5		20	Field Review
BP-20-2	01-16-2020	AD		34,000		100	07-15-2020	Construct a 220sf 2nd story addit	07-29-2019	SJT	5		01	Measure - No Entry
2019-91	03-27-2019	BP	Bldg Permit	100,000		100		NEW RESIDENTIAL PIER CON	05-06-2016	SJD	9	1	00	Measure & Listed
2018-74	03-12-2018	RM	Remodel	8,000		100	07-03-2019	INSTALL A NEW FRENCH DOO	04-12-2013	VGS			20	Field Review
2017-201	06-26-2017	RM	Remodel	20,000		100	07-03-2019	REMODEL FRONT ENTRY REP	03-04-2008	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	25,000	SF	12.90	1.00000	5	1.00	0080	1.503	W550,E95	5.2250	101.30	2,532,600
1	1010	Single Family	RC	Undevelop	0.270	AC	2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	800
Total Card Land Units					0.84	AC	Parcel Total Land Area					0.84	Total Land Value			2,533,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	08	Excellent	Unfin Area	0.00	Crawl
Stories	1.8				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,134,052
Interior Floor 2	14	Carpet	Replace Cost		43,575
Heat Fuel	02	Oil	Year Built		1,177,628
Heat Type	05	Hot Water	Effective Year Built		1940
AC Type	03	Central	Depreciation Code		2004
Bedrooms	3		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		83
Extra Openings	0		Cns Sect Rcnd		977,400
Gas Fireplaces	2		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
DCK1	Residential	L	976	58.00	2019	E	100	A	2.00	113,200
SPL2	Ing Pool-Good	L	225	89.00	2023	E	100	A	2.00	40,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,899	2,899	2,899	234.12	678,699
DCK	Deck	0	36	4	26.01	936
FGR	Garage	0	576	230	93.48	53,846
FOP	Open Porch	0	72	11	35.77	2,575
FUS	Finished Upper Story	972	972	972	234.12	227,560
PTO	Patio	0	350	18	12.04	4,214
TQS	Three Quarter Story	710	947	710	175.52	166,222
Ttl Gross Liv / Lease Area		4,581	5,852	4,844		1,134,052

