

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SHEIL HAROLD P SHEIL ELLEN PO BOX 2045  DUXBURY MA 02331			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	316,400	316,400	
				0 Heavy		RES LAND	1010	470,200	470,200	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	26,500	26,500	
Alt Prcl ID		Scnd Home		Cyclical Exemption		7				
Tax Class T		Tot Fin Area 1844		District		Res Exem				
Total Acres .92		Chapter Lan		Assoc Pid#						
GIS ID F_873253_2833730						Total		813,100	813,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHEIL HAROLD P		11542 0179	12-29-1992	Q	I	187,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	239,800	2022	1010	219,100
									1010	504,700		1010	320,700
									1010	19,300		1010	19,300
								Total		763,800	Total		559,100
								Total			Total		526,600

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				
									Appraised Bldg. Value (Card) 316,400				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				
Nbhd			Nbhd Name		B		Tracing		Batch			Appraised Ob (B) Value (Bldg) 26,500	
0060												Appraised Land Value (Bldg) 470,200	
<b>NOTES</b>												Special Land Value 0	
												Total Appraised Parcel Value 813,100	
												Valuation Method C	
												Total Appraised Parcel Value 813,100	

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
14323	12-12-1996	MN	Maintenance	2,000		100		STRIP & REROOF DWEL		04-12-2013	VGS			20	Field Review
										10-18-2003	KP		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	836	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	04	Electric	Net Other Adj		428,715
Heat Type	07	Radiant-Elec.	Replace Cost		16,900
AC Type	01	None	Year Built		445,615
Bedrooms	4		Effective Year Built		1970
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	9		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		316,400
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	836		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
FGR2	Garage - 1 St	L	600	63.00	1995	A	70	C	1.00	26,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	932	932	932	209.85	195,576
BSM	Basement	0	836	167	41.92	35,044
DCK	Deck	0	144	14	20.40	2,938
FOP	Open Porch	0	120	18	31.48	3,777
FUS	Finished Upper Story	912	912	912	209.85	191,380
Ttl Gross Liv / Lease Area		1,844	2,944	2,043		428,715

FUS BAS BSM	22	DCK		8
		18		
		BAS	FOP	12
		8	10	12
FUS		38		2



149 WADSWORTH RD

