

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SHEEHAN PATRICIA A TT PATRICIA A SHEEHAN REV TRUST PO BOX 996 DUXBURY MA 02331		0	Water	0	Private	0	Average	Description RESIDNTL	Code 1020	Appraised 696,300	Assessed 696,300
		0	No Sewer	0	Paved	0	Average				
		SUPPLEMENTAL DATA		Alt Prcl ID 082/160.0-0272-0110.		Cyclical Exemption W	6				
		Scnd Hom		Tot Fin Are 2070	District Res Exem						
		Tax Class T		Total Acres 0	Chapter La						
		GIS ID F_867164_2828849		Assoc Pid#							
						Total		696,300		696,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SHEEHAN PATRICIA A TT		39038 0001	09-28-2010	Q	I	520,000	00	Year	Code	Assessed	Year	Code	Assessed		
LARSON ROBERT C TT		34153 0265	02-23-2007	Q	I	585,000	00	2023	1020	653,400	2022	1020	525,600		
OCONNOR KEVIN F		30624 0309	05-31-2005	Q	I	595,000	00					2021	1020	482,900	
STRATTON RICHARD		17938 0154	10-08-1999	Q	I	410,000	00					Total		482,900	
						Total		653,400		Total		525,600		Total	482,900

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	Batch
0001				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	696,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	696,300
Valuation Method	C
Total Appraised Parcel Value	696,300

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
15053	08-05-1998	RM	Remodel	15,000	01-06-1999	100		FINISH BASEMENT	11-03-2020	SJT	10		20	Field Review
14951	05-21-1998	NC	New Construct	128,000	01-06-1999	100		UNIT ON TWO LEVELS	07-02-2013	SJD	3		30	Quality Control
									01-06-1999	KP		6	12	Property Estimated - No Ac

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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8005	C 8005 Owne
Interior Wall 2				Bay Farm Tussock	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TC	2 Bedroom TC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				791,694
Full Baths	2		Net Other Adj		37,240
Half Baths	2		Replace Cost		828,942
Extra Fixtures	0		Year Built		1998
Total Rooms	5		Effective Year Built		2005
Bath Style	02	Average	Depreciation Code		A
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	1		Depreciation %		16
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1088		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		84
FBM Quality	05	Living Area	Percent Good		84
SF Fin Bsmt	544		Cns Sect Rcnld		696,300
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2	4	WO Bsmt	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (870 sf)
BAS (1,200 sf)
BSM (1,088 sf)
FGR (472 sf)
WDK (198 sf)

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,200	1,200	1,200	317.06	380,470	
BSM	Basement	0	1,088	218	63.53	69,119	
FGR	Garage	0	472	189	126.96	59,924	
FUS	Finished Upper Story	870	870	870	317.06	275,840	
WDK	Deck	0	198	20	32.03	6,341	
Ttl Gross Liv / Lease Area		2,070	3,828	2,497		791,694	

