

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SHEPLER CHRISTOPHER Y		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
SHEPLER KATHERINE T		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	421,200	421,200		
44 SOULE AVE				0	Light			RES LAND	1010	339,300	339,300		
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>	
DUXBURY MA 02332		Alt Prcl ID			Cyclical 7			RESIDNTL	1010	700	700		
		Scnd Home			Exemption								
		Tax Class T			W								
		Tot Fin Area 1784			District								
		Total Acres .8			Res Exem								
		Chapter Lan											
		GIS ID F_872673_2831572			Assoc Pid#								
									Total	761,200	761,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHEPLER CHRISTOPHER Y		23522 0326	11-26-2002	U	I	384,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CUSHING GORDON H		14802 0087	11-25-1996	Q	I	170,000	00	2023	1010	453,800	2022	1010	395,000	2021	1010	386,600
STEELMAN JAMES A		12622 0214	01-28-1995	Q	I	164,000	00		1010	353,200		1010	293,700		1010	242,000
HORTON II WESLEY E		10309 0299	06-03-1991	Q	I	136,000	00		1010	500		1010	500		1010	500
									Total	807,500	Total	689,200	Total	629,100		

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			
			Total				0.00					
								Appraised Bldg. Value (Card) 421,200				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 700				
								Appraised Land Value (Bldg) 339,300				
								Special Land Value 0				
								Total Appraised Parcel Value 761,200				
								Valuation Method C				
								Total Appraised Parcel Value 761,200				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0050			

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
2018-24	01-29-2018	RM	Remodel	88,500	05-30-2018	100		REMOVE REAR ENTRY AND B		05-30-2018	JLF	5		01	Measure - No Entry
682	12-31-2003	AD	Addition	54,000	09-27-2004	100		24X26 ADD W/GRG UNDE		04-12-2013	VGS			20	Field Review
585	10-31-2003	AD	Addition	6,000	04-09-2004	100		FOUNDATION FOR ADD		09-28-2004	KP		4	00	Measure & Listed
331	08-01-2002	MN	Maintenance	7,000	03-24-2003	100		REDO 10X12 DK/BATHRM							
20000459	11-20-2000	RM	Remodel	4,400	10-10-2002	100		NEW WINDOWS&KIT CAB							
15157	10-09-1998	MN	Maintenance	2,500		100		STRIP & REROOF							

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	34,848 SF	9.74	1.00000	5	1.00	0050	1.000		1.0000	9.74	339,300
Total Card Land Units					0.80 AC	Parcel Total Land Area					0.80	Total Land Value			339,300

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1160	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		
Roof Cover	03	Asphalt	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			Net Other Adj		554,868
Heat Fuel	03	Gas	Replace Cost		576,948
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	01	None	Effective Year Built		1994
Bedrooms	2		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		421,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1160		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
SHD1	Shed	L	64	21.00	1985	F	55	C	1.00	700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,544	1,544	1,544	190.48	294,101
BSM	Basement	0	1,459	292	38.12	55,620
DCK	Deck	0	259	26	19.12	4,952
FAT	Finished Attic	172	572	172	57.28	32,763
FGR	Garage	0	624	250	76.31	47,620
FOP	Open Porch	0	32	5	29.76	952
FUS	Finished Upper Story	624	624	624	190.48	118,860
Ttl Gross Liv / Lease Area		2,340	5,114	2,913		554,868

