

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SHERIDAN ERIC SHERIDAN DANIELLE 4 PRENCE ST DUXBURY MA 02332			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	305,600	305,600	
			SUPPLEMENTAL DATA		0	Light			RES LAND	1010	405,000	405,000	
			Alt Prcl ID		Cyclical		7						
			Scnd Home		Exemption								
			Tax Class T		W								
			Tot Fin Area 1233		District								
			Total Acres .14		Res Exem								
			Chapter Lan										
			GIS ID F_871163_2831295		Assoc Pid#								
									Total		712,700	712,700	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODRIGUEZ ROBB N & MEGAN L			57820 343	04-12-2023	Q	I	835,000	00	Year	Code	Assessed	Year	Code	Assessed			
SHERIDAN ERIC			47632 0192	10-21-2016	Q	I	456,000	00	2023	1010	234,700	2022	1010	215,500			
OCONNOR HEATHER M & KIERAN			25785 0156	07-15-2003	U	I	100	1F		1010	301,000		1010	266,100			
OCONNOR HEATHER M			25785 0142	07-15-2003	Q	I	335,000	00		1010	1,400		1010	1,400			
EVANS WENDY			17450 0190	05-14-1999	U	I	100	1F									
									Total		537,100	Total		483,000	Total		416,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			305,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,100
Appraised Land Value (Bldg)			405,000
Special Land Value			0
Total Appraised Parcel Value			712,700
Valuation Method			C
Total Appraised Parcel Value			712,700

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
QPO-23-18	06-23-2023	MN	Maintenance	2,000		100		Air Sealing	09-06-2018	JLF	5		01	Measure - No Entry
2017-382	11-15-2017	BP	Bldg Permit	10,000		100		REMOVE EXISTING 8 FT OF R	06-01-2017	SJD	9		01	Measure - No Entry
38	03-01-2010	NC	New Construct	25,000	09-08-2010	100		12.5X18 DORMER	04-12-2013	VGS			20	Field Review
13719	07-20-1995	NC	New Construct	58,600	06-03-1996	100		2STY SALT BOX 24X26	03-04-2013	AO	6	6	30	Quality Control
13718	07-03-1995	DM	Demolish	2,000	06-03-1996	100		DEM EXISTING COTTAGE	09-08-2010	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	6,098 SF	38.41	1.00000	5	1.00	0040	1.820	DRAINAGE ESMNT	ES95	0.9500	66.42	
Total Card Land Units					0.14	AC	Parcel Total Land Area					0.14	Total Land Value			405,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	624	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2	14	Carpet	Net Other Adj		324,051
Heat Fuel	02	Oil	Replace Cost		27,235
Heat Type	05	Hot Water	Year Built		351,286
AC Type	01	None	Effective Year Built		1995
Bedrooms	2		Depreciation Code		2008
Full Baths	1		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		305,600
Sq Ft Fin Bsmt	386		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	624		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	144	21.00	2000	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	624	624	624	217.78	135,892
BSM	Basement	0	624	125	43.62	27,222
FUS	Finished Upper Story	706	706	706	217.78	153,750
PTO	Patio	0	216	11	11.09	2,396
WDK	Deck	0	220	22	21.78	4,791
Ttl Gross Liv / Lease Area		1,330	2,390	1,488		324,051

