

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SHIFRIN MICHELLE JENNIFER & KE SHIFRIN FAMILY TRUST 38 CEDAR ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	902,200	902,200
		SUPPLEMENTAL DATA		Cyclical Exemption W		8		RES LAND	1010	1,287,800	1,287,800
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3836 Total Acres .968 Chapter Lan GIS ID F_880584_2843983		District Res Exem		Assoc Pid#		RESIDNTL	1010	14,100	14,100
								Total		2,204,100	2,204,100

905
 DUXBURY, MA
VISION

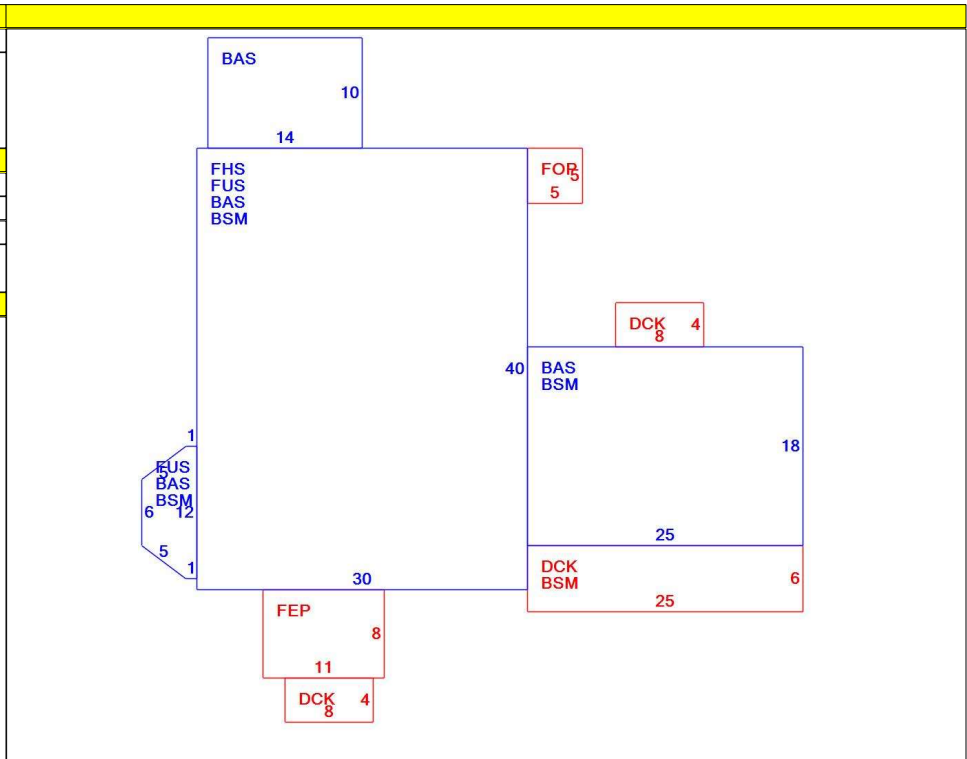
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SHIFRIN MICHELLE JENNIFER & KEVIN		47129 0337	06-30-2016	Q	I	1,135,000	00	Year	Code	Assessed	Year	Code	Assessed		
TREHU STEPHEN M & ELIZABETH G		13787 0025	08-25-1995	Q	I	400,000	00	2023	1010	683,200	2022	1010	624,000		
									1010	1,123,400		1010	764,300		
									1010	10,100		1010	10,100		
								Total		1,816,700	Total		1,398,400	Total	1,172,800

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) 902,200				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 14,100				
								Appraised Land Value (Bldg) 1,287,800				
								Special Land Value 0				
								Total Appraised Parcel Value 2,204,100				
								Valuation Method C				
								Total Appraised Parcel Value 2,204,100				

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
QPO-21-23	09-27-2021	MN	Maintenance	28,000		100	10-18-2021	Replace 40sq asphalt roof shingl	12-22-2016	SJD	9		01	Measure - No Entry
2013-158	07-09-2013	RM	Remodel	15,000		100		RM EXISTING 2ND FLR BTH	08-04-2014	JLF	5		30	Quality Control
10822	05-12-1988	AD	Addition	7,000		100			04-12-2013	VGS			20	Field Review
10721	02-18-1988	RM	Remodel	4,000		100			05-12-2008	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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	6,400	
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value				1,287,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1838	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,061,078
Interior Floor 2			Replace Cost		39,140
Heat Fuel	03	Gas	Year Built		1,100,218
Heat Type	05	Hot Water	Effective Year Built		1880
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		902,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1838		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	80	21.00	1980	A	70	C	1.00	1,200
SHD1	Shed	L	160	21.00	2010	A	70	C	1.00	2,400
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,838	1,838	1,838	256.67	471,761
BSM	Basement	0	1,848	370	51.39	94,968
DCK	Deck	0	214	21	25.19	5,390
FEP	Finished Enclosed Porch	0	88	53	154.59	13,604
FHS	Finished Half Story	600	1,200	600	128.34	154,003
FOP	Open Porch	0	25	4	41.07	1,027
FUS	Finished Upper Story	1,248	1,248	1,248	256.67	320,325
Ttl Gross Liv / Lease Area		3,686	6,461	4,134		1,061,078

