

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
SHAUGHNESSY ANN M TT		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
ANN M SHAUGHNESSY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		2,517,900	2,517,900
259 KING CAESAR RD				0	Medium	0	Bay Ft	RES LAND	1010		4,281,600	4,281,600
SUPPLEMENTAL DATA												
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4219 Total Acres .74 Chapter Lan			Cyclical Exemption W W District Res Exem			RESIDNTL	1010	12,400	12,400	
GIS ID F_884952_2841724		Assoc Pid#						Total		6,811,900	6,811,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHAUGHNESSY ANN M TT		46647 0170	03-02-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SHAUGHNESSY ANN M		44859 0086	10-20-2014	Q	I	2,025,000	00	2023	1010	1,921,100	2022	1010	1,771,000	2021	1010	1,443,100
ARCHIBALD PRISCILLA A TT		38057 0333	12-22-2009	U	I	100	1A		1010	3,948,000		1010	3,381,700		1010	3,178,800
ARCHIBALD FREDERICK A JR		28973 0101	08-31-2004	U	I	10	1F		1010	9,000		1010	9,000		1010	5,000
		Total						Total		5,878,100	Total		5,161,700	Total		4,626,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0130											
NOTES								Appraised Bldg. Value (Card) 2,517,900			
								Appraised Xf (B) Value (Bldg) 0			
								Appraised Ob (B) Value (Bldg) 12,400			
								Appraised Land Value (Bldg) 4,281,600			
								Special Land Value 0			
								Total Appraised Parcel Value 6,811,900			
								Valuation Method C			
								Total Appraised Parcel Value 6,811,900			

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	
2015-200	07-08-2015	NC	New Construct	881,070	05-09-2016	100		SINGLE FAMILY DWELLING 1S	05-09-2016	JLF	5		00	Measure & Listed	
2015-76	03-31-2015	DM	Demolish	13,500	05-21-2015	100		DEMO EXISTING DWELLING A	05-21-2015	JLF	5		99	Vacant Land	
									12-01-2014	SJD	9		04	Measure - Vacant	
									04-12-2013	VGS			20	Field Review	
									06-17-2008	BSB			01	Measure - No Entry	

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	32,160 SF	10.42	1.00000	5	1.00	0130	4.259	Waterfront	W300	3.0000	133.13 4,281,600	
Total Card Land Units					0.74	AC	Parcel Total Land Area					0.74	Total Land Value			4,281,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		
Roof Cover	10	Wood Shingle	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	Condo Fir		
Interior Floor 2			Condo Unit		
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc	Net Other Adj		2,607,352
AC Type	03	Central	Replace Cost		71,225
Bedrooms	4		Year Built		2,678,576
Full Baths	5		Effective Year Built		2016
Half Baths	0		Depreciation Code		2015
Extra Fixtures	0		Remodel Rating		A
Total Rooms	9		Year Remodeled		6
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	1		Condition %		94
Gas Fireplaces	0		Percent Good		2,517,900
Sq Ft Fin Bsmt			Cns Sect Rcnld		
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage			Misc Imp Ovr		
Bsmt Area			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
GNR	GENERATOR	L	1	12400.00	2016	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,597	3,597	3,597	318.20	1,144,574
BSM	Basement	0	3,597	719	63.61	228,788
DCK	Deck	0	510	51	31.82	16,228
FGR	Garage	0	1,020	408	127.28	129,827
FNS	Finished 90% Story	1,975	2,194	1,975	286.44	628,450
FOP	Open Porch	0	250	38	48.37	12,092
FUS	Finished Upper Story	1,406	1,406	1,406	318.20	447,393
Ttl Gross Liv / Lease Area		6,978	12,574	8,194		2,607,352

