

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SEELY CHRISTOPHER W			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
COFFIN MELANIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,807,800	1,807,800
P.O. BOX 1736				0 Medium	0 Bay Ft	RES LAND	1010	4,352,700	4,352,700
DUXBURY MA 02331		SUPPLEMENTAL DATA				RESIDNTL	1010	60,000	10,500
Alt Prcl ID		Cyclical 8							
Scnd Home		Exemption							
Tax Class T		W W							
Tot Fin Area 4542		District							
Total Acres .82		Res Exem							
Chapter Lan									
GIS ID F_883971_2842344		Assoc Pid#							
Total								6,220,500	6,171,000

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SEELY CHRISTOPHER W		56913 211	06-13-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
SEELY CHRISTOPHER W		53461 297	09-18-2020	U	I	3,100,000	1	2023	1010	884,300	2022	1010	72,700
LANMAN PETER G & MARY E TRUSTEE		53330 192	08-28-2020	U	I	100	1A		1010	4,015,200		1010	3,750,600
LANMAN THOMAS J JR		3054 0044	09-23-1963	U	I	0	1		1010	7,700		1010	12,300
Total								4,907,200		Total	3,823,300	Total	3,596,700

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				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0130					Appraised Bldg. Value (Card)	1,807,800	
					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	60,000	
					Appraised Land Value (Bldg)	4,352,700	
					Special Land Value	0	
					Total Appraised Parcel Value	6,220,500	
					Valuation Method	C	
					Total Appraised Parcel Value	6,220,500	

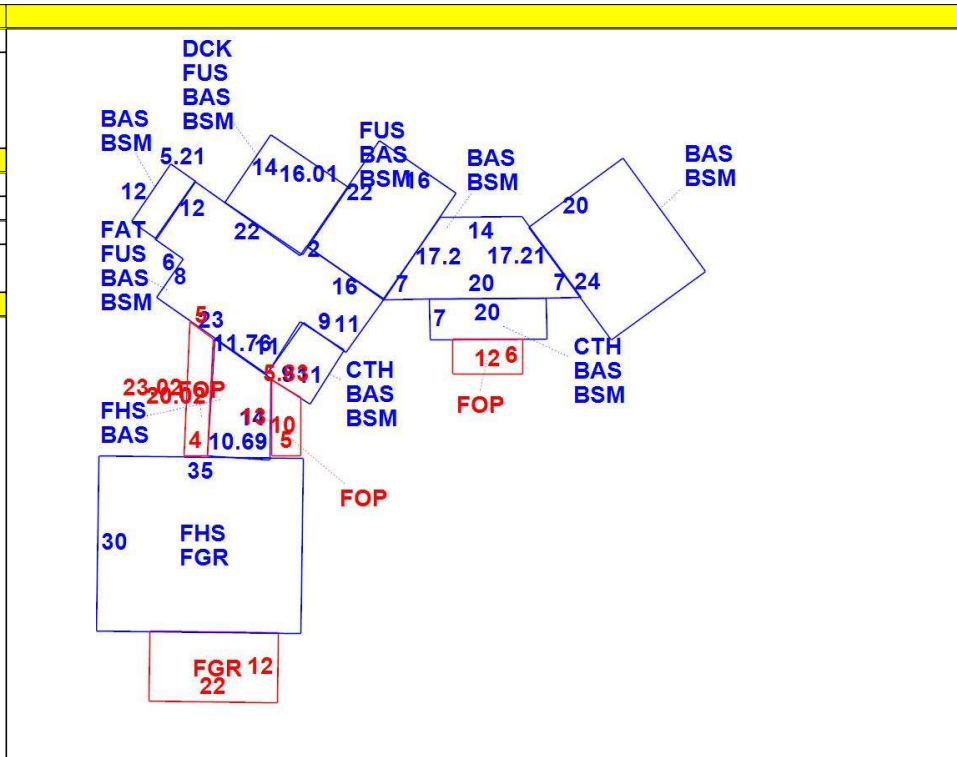
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-283	09-21-2022	SP	Solar Panels	115,546		100	01-05-2023	Install 33 roof mounted solar arra	01-04-2023	SJT	2		20	Field Review
BPO-21-69	04-15-2021	BP	Bldg Permit	1,638,780	05-23-2022	100	11-22-2022	Construct a new 4500sf dwelling	05-23-2022	SJT	5		05	Measure - Under Construct
BPO-20-216	01-14-2021	DM	Demolish	35,000	04-05-2021	100		Demo the entire structure and fre						
15312	02-09-1999	MN	Maintenance	9,000		100		STRIP AND REROOF						
12873	07-15-1993	AD	Addition	1,000		100		TENT 40X60 - 7/26						
11268	06-12-1989	AD	Addition			100		SUNDECK						

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	35,560 SF	9.58	1.00000	5	1.00	0130	4.259	Waterfront	W300	3.0000	122.40	4,352,700
Total Card Land Units					0.82	AC	Parcel Total Land Area					0.82	Total Land Value			4,352,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2339	
Model	01	Residential	Bsmt Type	04	Full
Grade	12	Prime +	Unfin Area		
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces					
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	2339				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		1,755,811
Replace Cost		70,250
Year Built		1,826,061
Effective Year Built		2021
Depreciation Code		2020
Remodel Rating		A
Year Remodeled		
Depreciation %	1	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	99	
Cns Sect Rcnld		1,807,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
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	2022	G	85	C	1.00	10,500
SLR	Solar Panels	L	33	1050.00	2022	E	100	C	1.00	49,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,514	2,514	2,514	312.70	786,128
BSM	Basement	0	2,339	468	62.57	146,344
CTH	Cathedral Ceiling	0	239	24	31.40	7,505
DCK	Deck	0	224	22	30.71	6,879
FAT	Finished Attic	194	645	194	94.05	60,664
FGR	Garage	0	1,314	526	125.18	164,480
FHS	Finished Half Story	613	1,225	613	156.48	191,685
FOP	Open Porch	0	218	33	47.34	10,319
FUS	Finished Upper Story	1,221	1,221	1,221	312.70	381,807
Ttl Gross Liv / Lease Area		4,542	9,939	5,615		1,755,811

