

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHEEHAN SEAN W			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
SHEEHAN CHRISTINA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	274,000	274,000
PO BOX 1243		SUPPLEMENTAL DATA			RESIDNTL	1010	463,100	463,100	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1408 Total Acres .46 Chapter Lan GIS ID F_878102_2835482			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400
						Total	738,500	738,500	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHEEHAN SEAN W		19324 0163	01-31-2001	U	I	133,000	1F	Year	Code	Assessed	Year	Code	Assessed
SHEEHAN CHRISTINE M		13124 0081	09-02-1994	Q	I			2023	1010	295,200	2022	1010	260,500
									1010	550,300		1010	434,200
									1010	900		1010	900
						Total		846,400	Total	695,600	Total	606,200	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	274,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	463,100
Special Land Value	0
Total Appraised Parcel Value	738,500
Valuation Method	C
Total Appraised Parcel Value	738,500

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

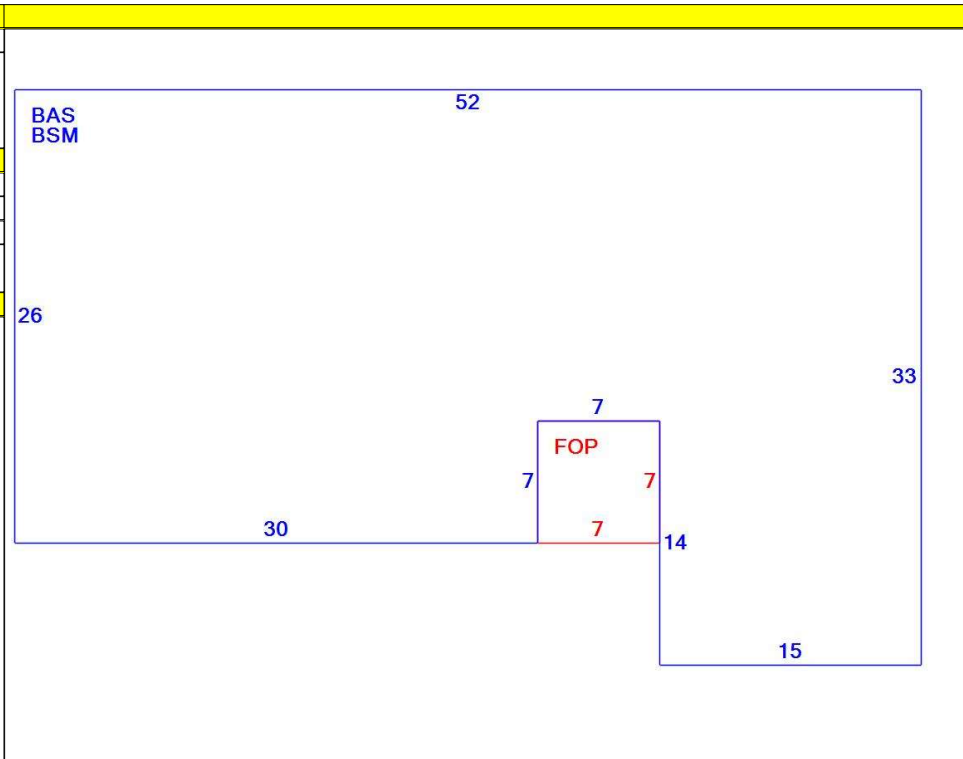
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									04-12-2013	VGS			20	Field Review
									07-29-2008	BSB			07	Measure - Info @ Door

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	20,038 SF	15.38	1.00000	5	1.00	0080	1.503		1.0000	23.11	463,100
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			463,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	1				
Bsmt Area	1408				

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

COST / MARKET VALUATION	
Net Other Adj	360,066
Replace Cost	15,225
Year Built	375,292
Effective Year Built	1953
Depreciation Code	1994
Remodel Rating	G
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	274,000
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
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,408	1,408	1,408	212.18	298,747
BSM	Basement	0	1,408	282	42.50	59,834
FOP	Open Porch	0	49	7	30.31	1,485
Ttl Gross Liv / Lease Area		1,408	2,865	1,697		360,066



90 BAYBERRY RD

