

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SHEEHAN GERALD V SHEEHAN MAUREEN T PO BOX 2831 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	6,717,400	6,717,400
				0	Heavy	0	Ocean Ft	RES LAND	1090	4,387,000	4,387,000
SUPPLEMENTAL DATA						RESIDNTL	1090	215,900	215,900	905 DUXBURY, MA	
Alt Prcl ID		Cyclical		9							
Scnd Home		Exemption		W							
Tax Class T		District		Res Exem							
Tot Fin Area 16351		Chapter Lan		GIS ID F_881086_2835871		Assoc Pid#					
						Total		11,320,300	11,320,300		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHEEHAN GERALD V		47513 0167	09-27-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SHEEHAN GERALD V		5273 0152	01-04-1983	Q	I	350,000	00	2023	1090	6,255,500	2022	1090	4,792,400	2021	1090	4,896,300
									1090	4,177,000		1090	3,805,300		1090	3,216,900
									1090	133,400		1090	133,400		1090	133,400
								Total		10,565,900	Total		8,731,100	Total		8,246,600

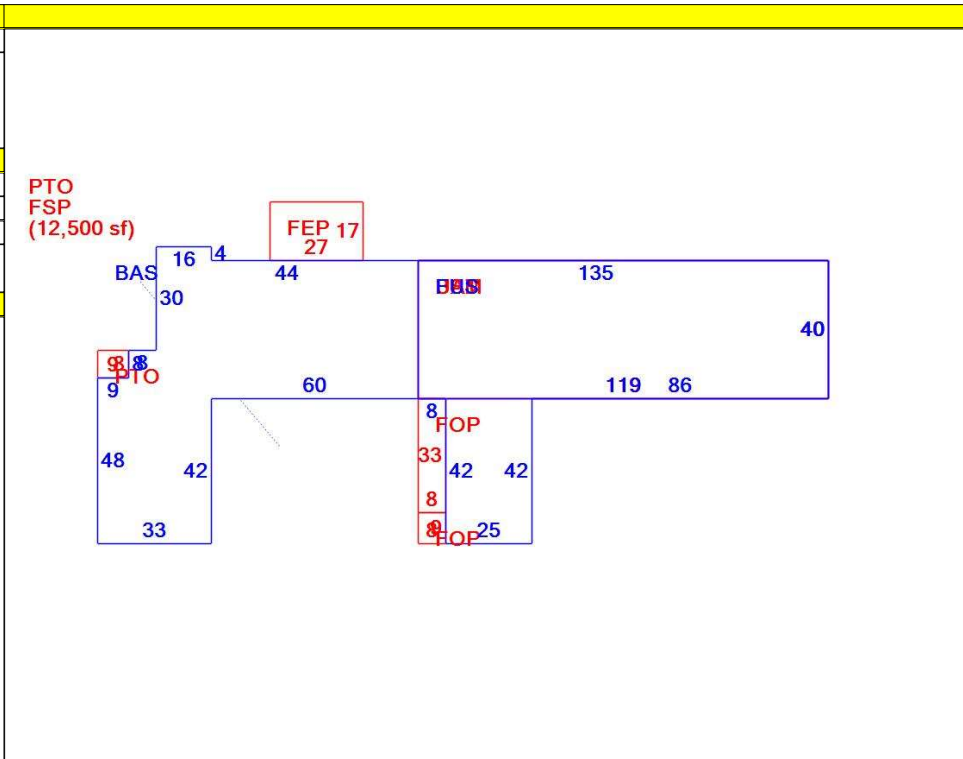
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total			0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0090														
NOTES														
				Total		11,320,300						Total Appraised Parcel Value		11,320,300

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
18	03-31-2008	MN	Maintenance	75,000		100		REROOF 210 SQUARES		10-24-2016	JLF	10	7	00	Measure & Listed
1	01-01-1998	NC	New Construct			100		CHK BLD/MEASURE		04-12-2013	VGS			20	Field Review
14115	07-11-1996	MN	Maintenance	4,000		100		STRIP & REROOF		06-25-1991	9			00	Measure & Listed
14063	06-05-1996	NC	New Construct	40,000		100		REMOV SKYLT & FRAME							
11560	05-02-1990	RM	Remodel	5,000	06-01-1991	100		ADD BATH TO GAR APT							

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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661	WTR FRONT	W325	3.2500	104.12	4,164,600
1	1090	Multi Houses	RC	Residual	4.290	AC 35,000.00	0.35804	5	1.00	0090	3.661			1.0000	1.05	196,800
1	1090	Multi Houses	RC	Undevelop	3.500	AC 2,000.00	1.00000	0	1.00	0090	3.661	MARSH		1.0000	0.17	25,600
Total Card Land Units					8.71	AC	Parcel Total Land Area					8.71	Total Land Value			4,387,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	4760	
Model	01	Residential	Bsmt Type	00	
Grade	14	Prime+++	Unfin Area	1666.0	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		6,525,573
Interior Floor 2			Replace Cost		181,500
Heat Fuel	03	Gas	Year Built		6,707,073
Heat Type	04	Forced Air-Duc	Effective Year Built		1987
AC Type	03	Central	Depreciation Code		2009
Bedrooms	7		Remodel Rating		E
Full Baths	9		Year Remodeled		
Half Baths	3		Depreciation %		12
Extra Fixtures	5		Functional Obsol		
Total Rooms	21		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	6		Percent Good		88
Extra Openings	0		Cns Sect Rcnd		5,902,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	4760		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
SPL2	Ing Pool-Good	L	2,310	89.00	1989	A	70	B	1.50	215,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,466	10,466	10,466	320.73	3,356,760
BSM	Basement	0	4,760	952	64.15	305,335
FEP	Finished Enclosed Porch	0	459	275	192.16	88,201
FOP	Open Porch	0	336	50	47.73	16,037
FSP	Screened Porch	0	12,500	2,500	64.15	801,825
FUS	Finished Upper Story	4,760	4,760	4,760	320.73	1,526,675
PTO	Patio	0	12,572	629	16.05	201,739
UAT	Unfinished Attic	0	4,760	714	48.11	229,001
Ttl Gross Liv / Lease Area		15,226	50,613	20,346		6,525,573



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
SHEEHAN GERALD V SHEEHAN MAUREEN T PO BOX 2831 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	6,717,400	6,717,400								
				0	Heavy	0	Ocean Ft	RES LAND	1090	4,387,000	4,387,000								
SUPPLEMENTAL DATA										RESIDNTL	1090	215,900	215,900						
Alt Prcl ID		Cyclical		9						Total		11,320,300	11,320,300						
Scnd Home		Exemption		W															
Tax Class T		District		Res Exem															
Tot Fin Area 16351		Assoc Pid#																	
Total Acres 8.708																			
Chapter Lan																			
GIS ID F_881086_2835871																			
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
SHEEHAN GERALD V SHEEHAN GERALD V			47513	0167	09-27-2016		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed		
			5273	0152	01-04-1983		Q	I	350,000		00	2023	1090	6,255,500	2022	1090	4,792,400	2021	1090
												1090	4,177,000			1090	3,216,900		
												1090	133,400			1090	133,400		
											Total		10,565,900	Total		8,731,100	Total		8,246,600
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		Appraised Bldg. Value (Card)				6,717,400					
0090										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				215,900					
										Appraised Land Value (Bldg)				4,387,000					
										Special Land Value				0					
										Total Appraised Parcel Value				11,320,300					
										Valuation Method				C					
										Total Appraised Parcel Value				11,320,300					
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		
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		
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0090	3.661			0.0000	0.00	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area			8.71	Total Land Value					0			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	11	Prime	Unfin Area	0.00	N/A
Stories	1.75				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
		898,223	
Net Other Adj		28,125	
Replace Cost		926,348	
Year Built		1989	
Effective Year Built		2009	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %		12	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		88	
Cns Sect Rcnd		815,200	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

PTO
 FSP
 (3,600 sf)

TQS
 FGR

25

60

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FGR	Garage	0	1,500	600	136.87	205,308	
FSP	Screened Porch	0	3,600	720	68.44	246,370	
PTO	Patio	0	3,600	180	17.11	61,592	
TQS	Three Quarter Story	1,125	1,500	1,125	256.64	384,953	
Ttl Gross Liv / Lease Area		1,125	10,200	2,625		898,223	

