

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SHOHAM ANTONIA C TT		0	Water	0 Private	0 Average	Description	Code	Appraised	Assessed
ANTONIA C SHOHAM TRS		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	458,100	458,100
PO BOX 2405				0 Light		RES LAND	1010	1,138,300	1,138,300
		SUPPLEMENTAL DATA				RESIDNTL	1010	17,600	17,600
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2374 Total Acres .18 Chapter Lan		Cyclical 9 Exemption W District Res Exem					
		GIS ID F_880809_2836195		Assoc Pid#		Total 1,614,000 1,614,000			

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHOHAM ANTONIA C TT		43504 0158	08-19-2013	U	I	150,000	1A	Year	Code	Assessed	Year	Code	Assessed
SHOHAM ANTONIA		7037 0167	08-18-1986	Q	I			2023	1010	357,700	2022	1010	299,000
									1010	954,500		1010	644,500
									1010	12,900		1010	12,900
								Total		1,325,100	Total		956,400
								Total			Total		922,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										458,100			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										17,600			
Appraised Land Value (Bldg)										1,138,300			
Special Land Value										0			
Total Appraised Parcel Value										1,614,000			
Valuation Method										C			
Total Appraised Parcel Value										1,614,000			

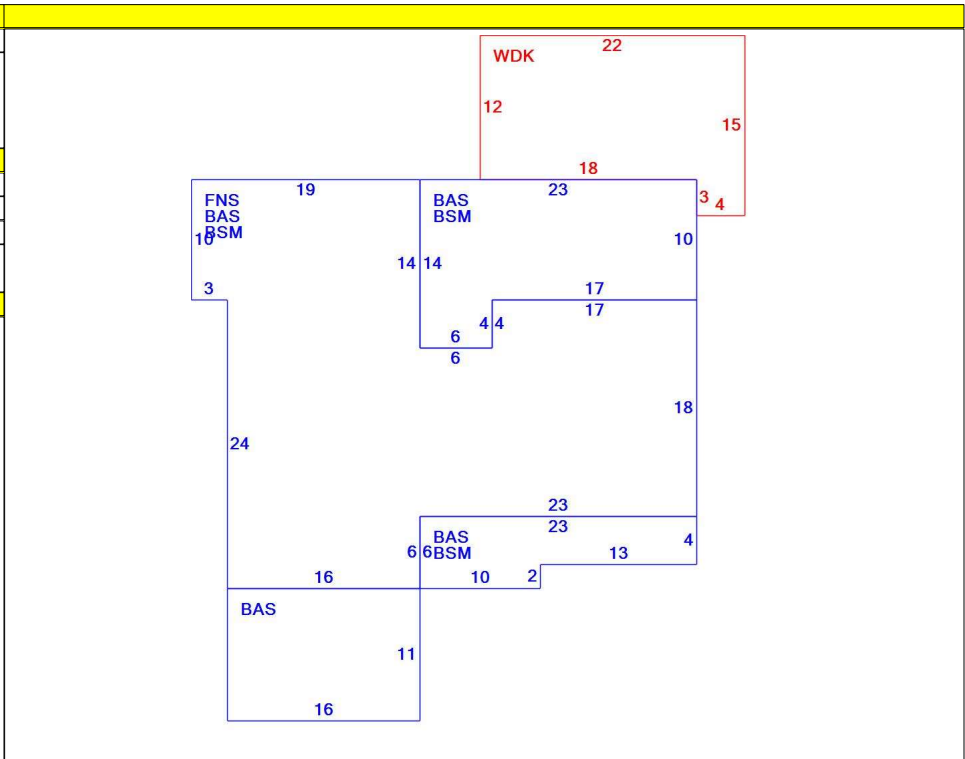
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
73	06-12-2012	MN	Maintenance	4,131	06-30-2012	100		REPLACING 3 WINDOWS		10-27-2016	SJD	7	1	00	Measure & Listed
266	09-04-2007	RM	Remodel	19,000	08-14-2008	100		FINISH 561 SF BASEME		04-12-2013	VGS			20	Field Review
14903	04-29-1998	MN	Maintenance	7,000	07-08-1998	100		REPLACE ROOF OVRGAR		08-14-2008	K-B		1	00	Measure & Listed
14753	12-02-1997	AD	Addition	1,200		100		4X6 ADDITION							
14230	09-17-1996	NC	New Construct	50,000	11-28-1997	100		FNDATION/RMDL/EXTEND							

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	7,841 SF	31.72	1.00000	5	1.00	0090	3.661			L125	1.2500	145.17	1,138,300
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value					1,138,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1330	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	776				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1330				

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

COST / MARKET VALUATION	
Net Other Adj	581,490
Replace Cost	636,299
Year Built	1935
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	72
Cns Sect Rcnld	458,100
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
FGR2	Garage - 1 St	L	400	63.00	1985	A	70	C	1.00	17,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,506	1,506	1,506	217.95	328,232
BSM	Basement	0	1,330	266	43.59	57,975
FNS	Finished 90% Story	868	964	868	196.24	189,180
WDK	Deck	0	276	28	22.11	6,103
Ttl Gross Liv / Lease Area		2,374	4,076	2,668		581,490

