

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SHERVIN NINA  18 PILL HILL LANE  DUXBURY MA 02332			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	660,700	660,700	
			0		0	Light			RES LAND	1010	432,700	432,700	
<b>SUPPLEMENTAL DATA</b>													
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1832 Total Acres .34 Chapter Lan					Cyclical 7 Exemption W District Res Exem			RESIDNTL		1010	12,400	12,400	
										Total	1,105,800	1,105,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SHERVIN NINA	49336 0115	12-22-2017	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NE ENVIRONMENTAL & CONSULTING	49122 0063	10-31-2017	U	I	350,000	1	2023	1010	505,700	2022	1010	466,600	2021	1010	423,500
MACDONALD PAULINE F TT	36239 0047	08-01-2008	U	I	1	1F		1010	514,100		1010	400,300		1010	338,500
								1010	9,000		1010	9,000		1010	5,000
							Total	1,028,800	Total	875,900	Total	767,000			

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)				660,700			
0080									Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				12,400				
								Appraised Land Value (Bldg)				432,700				
								Special Land Value				0				
								Total Appraised Parcel Value				1,105,800				
								Valuation Method				C				
								Total Appraised Parcel Value				1,105,800				

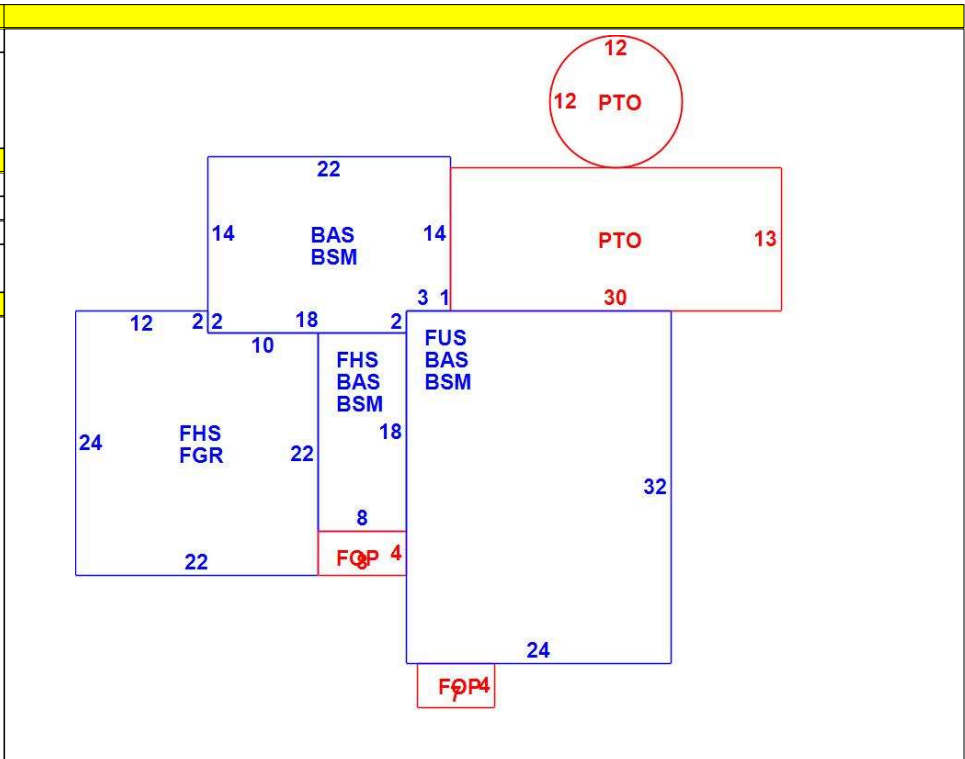
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2018-161	05-01-2018	NC	New Construct	207,000	03-05-2020	100		CONSTRUCT SINGLE FAMILY	03-05-2020	SJT	5		01	Measure - No Entry	
2018-160	03-28-2018	NC	New Construct	23,000	04-18-2019	100		FOUNDATION ONLY FOR A SIN	04-18-2019	SJT	5		01	Measure - No Entry	
2018-104	03-28-2018	DM	Demolish	11,000	04-18-2019	100		DEMO DWELLING FOR NEW D	04-11-2018	SJD	9		01	Measure - No Entry	
2018-396	05-01-2008	BP	Bldg Permit	12,500	04-18-2019	100		INSTALL 80,000 97% AMANA G	04-12-2013	VGS			20	Field Review	
									09-21-1999	REC		1	00	Measure & Listed	

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	14,810 SF	19.44	1.00000	5	1.00	0080	1.503	LIMITED USE DUE TO LOT SI	1.0000	29.22	432,700	
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value				432,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1256			
Model	01	Residential	Bsmt Type	04	Full		
Grade	07	Very Good	Unfin Area				
Stories	1.75						
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							
Heat Fuel	03	Gas					
Heat Type	05	Hot Water					
AC Type	03	Central					
Bedrooms	4						
Full Baths	3						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	8						
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	1256						

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

COST / MARKET VALUATION			
Net Other Adj		663,457	
Replace Cost		24,800	
Year Built		688,256	
Effective Year Built		2018	
Depreciation Code		2017	
Remodel Rating		A	
Year Remodeled			
Depreciation %	4		
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		96	
Cns Sect Rcnd		660,700	
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	2018	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	1,256	1,256	1,256	233.78	293,623
BSM	Basement	0	1,256	251	46.72	58,678
FGR	Garage	0	508	203	93.42	47,457
FHS	Finished Half Story	326	652	326	116.89	76,211
FOP	Open Porch	0	60	9	35.07	2,104
FUS	Finished Upper Story	768	768	768	233.78	179,540
PTO	Patio	0	503	25	11.62	5,844
Ttl Gross Liv / Lease Area		2,350	5,003	2,838		663,457

