

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SANCHEZ EDWARD R JR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
SANCHEZ SHARON L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	285,900	285,900
252 CHESTNUT ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	382,700	382,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1576 Total Acres .41 Chapter Lan			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	31,100	31,100
GIS ID F_874540_2835197		Assoc Pid#			Total		699,700	699,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SANCHEZ EDWARD R JR		15393 0184	08-12-1997	Q	I	238,900	00	Year	Code	Assessed	Year	Code	Assessed
SHEEHAM EMMETT M		13960 0013	11-15-1995	U	I	1	1A	2023	1010	222,700	2022	1010	185,800
SHEEHAN PADRAIC J		12767 0026	03-30-1994	U	I	1	1A		1010	410,300		1010	265,500
SHEEHAN PADRAIC J & EMMETT M TRU		10111 0182	01-14-1991	U	I	1	1A		1010	17,500		1010	17,500
Total								650,500		Total		468,800	
Total										Total		457,700	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	285,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	31,100
Appraised Land Value (Bldg)	382,700
Special Land Value	0
Total Appraised Parcel Value	699,700
Valuation Method	C
Total Appraised Parcel Value	699,700

NOTES							

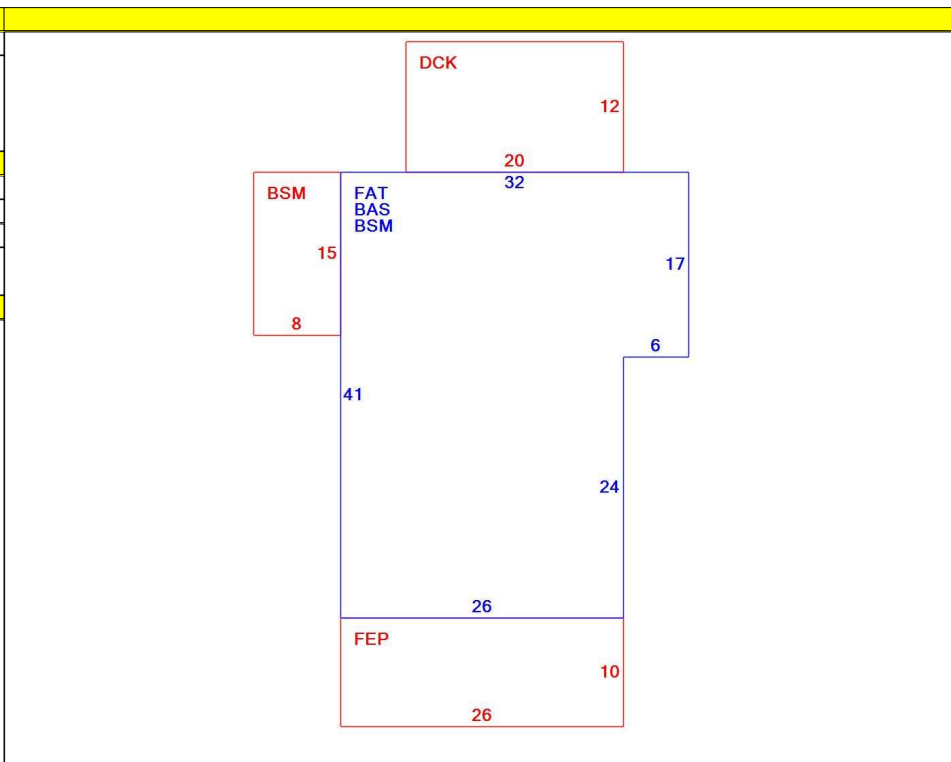
BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-24	09-29-2023	MN	Maintenance	4,114		100		WEATHERIZATION, AIR SEALIN	04-12-2013	VGS			20	Field Review
QPO-23-29	09-19-2023	MN	Maintenance	29,338		100		REPLACE TUB SHOWER UNIT	01-06-2007	K&D		1	00	Measure & Listed
QPO-23-28	09-14-2023	MN	Maintenance	8,083		100		REPLACE 3 WINDOWS						
4	01-11-2010	MN	Maintenance	6,415		100		REPLACE 5 WINDOWS						

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	18,018 SF	16.67	1.00000	5	1.00	0060	1.341	ADJ. OVERSTATED ON LAND,	TN95	0.9500	21.24
Total Card Land Units					0.41 AC	Parcel Total Land Area					0.41	Total Land Value			382,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1288	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.35				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			366,068
Interior Floor 2			Net Other Adj		31,050
Heat Fuel	03	Gas	Replace Cost		397,117
Heat Type	05	Hot Water	Year Built		1940
AC Type	01	None	Effective Year Built		1993
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		28
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		72
Gas Fireplaces	0		Cns Sect Rcnld		285,900
Sq Ft Fin Bsmt	496		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1288		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	264	21.00	1970	A	70	C	1.00	3,900
SPL1	Ing Pool - Ave	L	608	64.00	1970	A	70	C	1.00	27,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	187.15	218,592
BSM	Basement	0	1,288	258	37.49	48,285
DCK	Deck	0	240	24	18.72	4,492
FAT	Finished Attic	350	1,168	350	56.08	65,503
FEP	Finished Enclosed Porch	0	260	156	112.29	29,196
Ttl Gross Liv / Lease Area		1,518	4,124	1,956		366,068



252 CHESTNUT ST

