

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SPELLMAN SHEILA M			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
55 SCREENHOUSE LN			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	112,200	112,200
DUXBURY MA 02332			SUPPLEMENTAL DATA				0	Light	RES LAND	1010	651,700	651,700
Alt Prcl ID			Cyclical				8					
Scnd Home 500764			Exemption									
Tax Class T			W				W					
Tot Fin Area 912			District				SEAWALL 1 G1 OF					
Total Acres .09			Res Exem									
Chapter Lan			GIS ID				F_887438_2849380		Assoc Pid#			
										Total	763,900	763,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SPELLMAN SHEILA M			LCC	131749	03-25-2021	U	I	510,000	1T	Year	Code	Assessed	Year	Code	Assessed
EWING JEWELLA			LCC	129998	03-24-2020	U	I	450,000	1	2023	1010	120,900	2022	1010	105,200
RIOLO MARIE C			LCC	121495	01-23-2015	Q	I	570,000	00		1010	496,500		1010	456,400
DEADY JAMES M & KATHLEEN M			LCC	107950	09-14-2005	U	I	575,000	1A						
DEADY ANNE			LCC	107949	09-14-2005	U	I	1	1F						
										Total	617,400	Total	561,600	Total	464,300

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	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
0120			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	112,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	651,700
Special Land Value	0
Total Appraised Parcel Value	763,900
Valuation Method	C
Total Appraised Parcel Value	763,900

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
BPO-21-222	02-24-2022	MN	Maintenance	11,550	04-18-2023	100		REMOVE & REPLACE 14X16 D		04-18-2023	SJT	5		01	Measure - No Entry
BP-20-98	09-24-2020	MN	Maintenance	3,500		100		Open kitchen ceiling and install t		06-07-2022	SJD	9		01	Measure - No Entry
										08-18-2020	SJT	10		20	Field Review
										05-18-2015	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										09-20-1999	BSB		8	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	3,900 SF	49.36	1.00000	5	1.00	0120	2.096		W170,ES95	1.6150	167.10	
Total Card Land Units					0.09	AC	Parcel Total Land Area					0.09	Total Land Value			651,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	912	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			148,111
Interior Floor 2			Net Other Adj		5,610
Heat Fuel	03	Gas	Replace Cost		153,721
Heat Type	04	Forced Air-Duc	Year Built		1937
AC Type	03	Central	Effective Year Built		2004
Bedrooms	2		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		17
Total Rooms	4		Functional Obsol		10
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		112,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	912		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

WDK	14
16	
BAS BSM	
57	
16	
TDK	8
12	

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	
BAS	First Floor	912	912	912	131.54	119,962	
BSM	Basement	0	912	182	26.25	23,940	
TDK	Trex Deck	0	96	10	13.70	1,315	
WDK	Deck	0	224	22	12.92	2,894	
Ttl Gross Liv / Lease Area		912	2,144	1,126		148,111	

