

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SHEEHAN DIANE M TT			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CABLE HILL RLTY TRUST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	447,400	447,400	
60 N MAIN ST #7					0	Light			RES LAND	1090	1,453,400	1,453,400	
NATICK MA 01760			<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1090	2,700	2,700	
			Alt Prcl ID	Cyclical		8							
			Scnd Home	Exemption		W							
			Tax Class	District		SEAWALL 2 G1 OF							
			Tot Fin Area	Res Exem									
			Total Acres	Assoc Pid#									
			Chapter Lan										
			GIS ID	F_887314_2850083									
							Total		1,903,500		1,903,500		

**VISION**

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SHEEHAN DIANE M TT			23977 0107	01-17-2003	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed		
DICKERSON W JOHN II MD			18279 0196	02-15-2000	Q	I	475,000	00	2023	1090	360,700	2022	1090	305,200		
WILCOX GORDON F III			13202 0133	10-14-1994	Q	I	209,000	00		1090	1,183,600	2021	1090	857,600		
										1090	1,700		1090	1,700		
							Total		1,546,000		Total		1,301,000		Total	1,168,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
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)	447,400		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	2,700		
Appraised Land Value (Bldg)	1,453,400		
Special Land Value	0		
Total Appraised Parcel Value	1,903,500		
Valuation Method	C		
Total Appraised Parcel Value	1,903,500		

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
QP-20-2	01-07-2020	MN		5,600		100		6 WINDOWS	05-09-2016	JLF	5		01	Measure - No Entry
2017-111	06-22-2017	MN	Maintenance	3,801		100		REPLACE & WINDOWS	10-20-2015	JLF	10	1	00	Measure & Listed
2016-33	05-04-2015	RM	Remodel		10-20-2015	100		AMENDED BP-2015-112 WAS D	04-12-2013	VGS			20	Field Review
2015-112	05-04-2015	RM	Remodel	58,500	05-09-2016	100		REMODEL 1ST FLR, 2ND LEVE	09-13-2008	BSB			01	Measure - No Entry
2014-360	11-24-2014	NC	New Construct	6,500	10-20-2015	100		INSTALL A FOUNDATION ONLY						
27	01-28-2003	RM	Remodel	15,000	11-15-2003	100		RFRB KIT,BATH,BEDRM						
200097	04-05-2000	RM	Remodel	2,500	07-19-2001	100		FP EXT KITC REM BTH						

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	8,276 SF	30.47	1.00000	5	1.00	0120	2.096		W275	2.7500	175.62	1,453,400	
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value				1,453,400

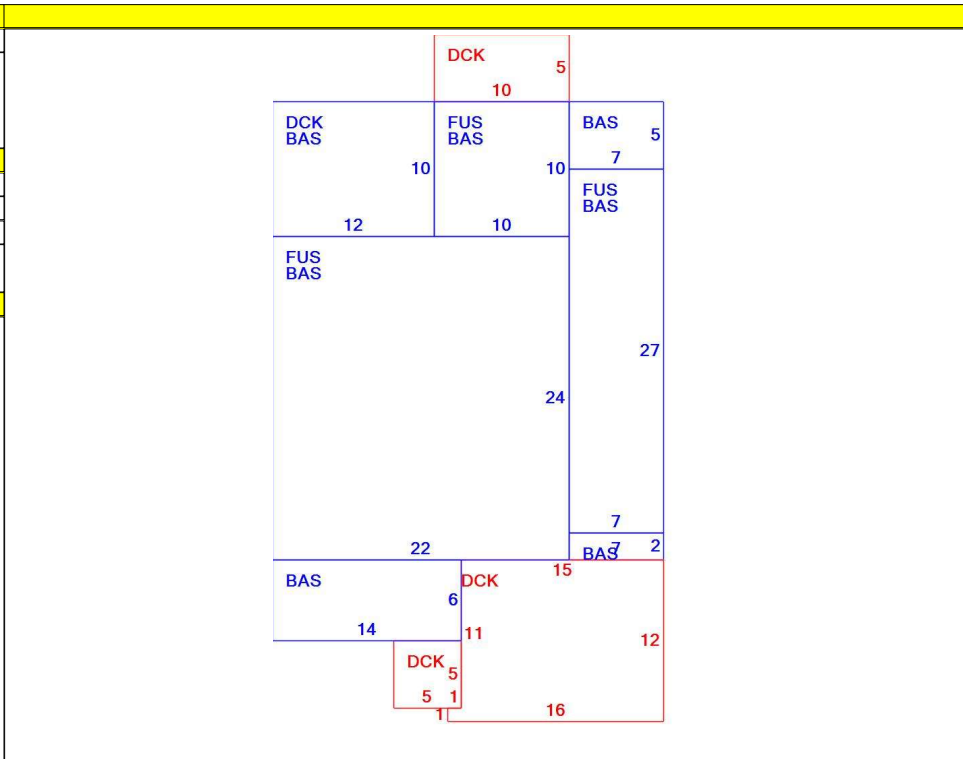
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	528	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			415,314
Interior Floor 2			Net Other Adj		8,580
Heat Fuel	03	Gas	Replace Cost		423,895
Heat Type	05	Hot Water	Year Built		1925
AC Type	01	None	Effective Year Built		2003
Bedrooms	3		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		347,600
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	528		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	24	21.00	1980	A	70	C	1.00	400
PTO	Patio	L	216	15.00	2000	A	70	C	1.00	2,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,070	1,070	1,070	215.75	230,850
DCK	Deck	0	376	38	21.80	8,198
FUS	Finished Upper Story	817	817	817	215.75	176,266
Ttl Gross Liv / Lease Area		1,887	2,263	1,925		415,314

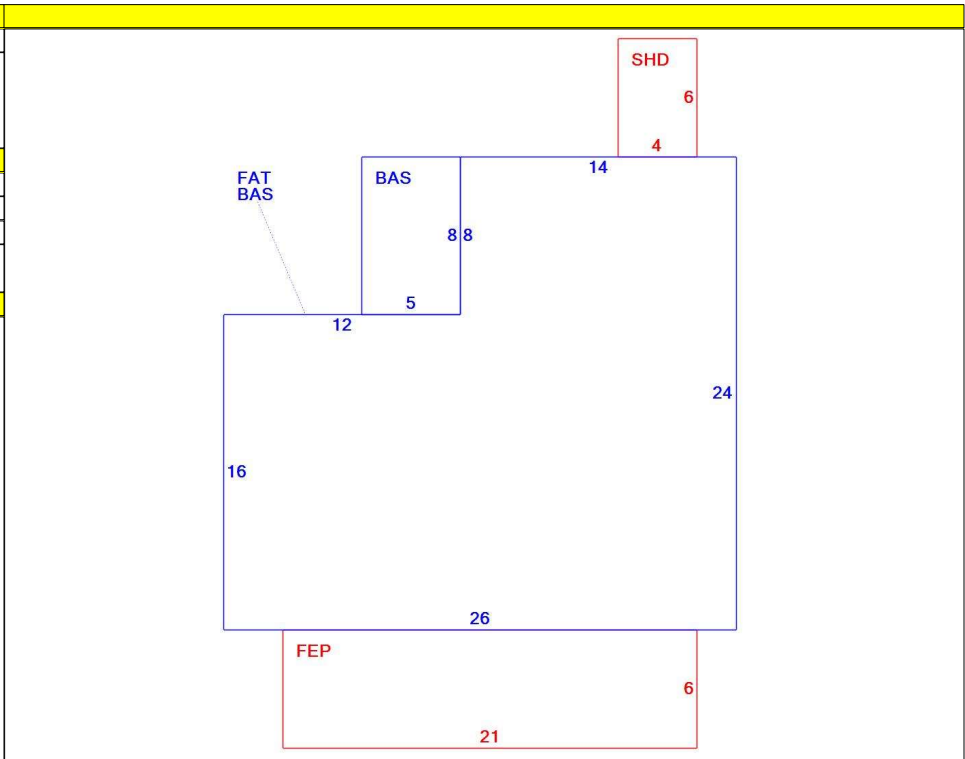


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																															
SHEEHAN DIANE M TT CABLE HILL RLTY TRUST 60 N MAIN ST #7		0		Water		0		Two-Way		0		Average		905  DUXBURY, MA  <b>VISION</b>																											
		0		No Sewer		0		Paved		0		Average																													
						0		Light																																	
<b>SUPPLEMENTAL DATA</b>																																									
NATICK MA 01760		Alt Prcl ID		Scnd Home		Tax Class		Tot Fin Area		Total Acres		Chapter Lan		GIS ID F_887314_2850083																											
		500529		T		2324		.19																																	
		Cyclical Exemption		W		District		SEAWALL 2 G1 OF		Res Exem																															
		8		W																																					
		Assoc Pid#																																							
										Total		1,903,500		1,903,500																											
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SHEEHAN DIANE M TT DICKERSON W JOHN II MD WILCOX GORDON F III				23977 0107		01-17-2003		Q		I		750,000		00		Year Code Assessed Year Code Assessed V Year Code Assessed																									
				18279 0196		02-15-2000		Q		I		475,000		00		2023 1090 360,700 2022 1090 305,200 2021 1090 309,500																									
				13202 0133		10-14-1994		Q		I		209,000		00		1090 1,183,600 1090 994,100 1090 1,700 1,700 1090 857,600 1090 1,700																									
										Total		1,546,000		Total		1,301,000		Total		1,168,800																					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																																	
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				Total				0.00								Appraised Bldg. Value (Card) 447,400																									
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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		0120		2.096						0.0000		0.00		0									
										Total Card Land Units		0.00 AC												Parcel Total Land Area		0.19												Total Land Value		0	



**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.3				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			141,790
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		146,791
Heat Type	04	Forced Air-Duc	Year Built		1942
AC Type	01	None	Effective Year Built		1989
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnd		99,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	568	568	568	175.05	99,428
FAT	Finished Attic	158	528	158	52.38	27,658
FEP	Finished Enclosed Porch	0	126	76	105.59	13,304
SHD	Attached Shed	0	24	8	58.35	1,400
Ttl Gross Liv / Lease Area		726	1,246	810		141,790

