

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SHEEHAN PADRAIC J SHEEHAN TRACY A 1036 FRANKLIN ST		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	670,300	670,300	
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	350,700	350,700		
DUXBURY MA 02332		Alt Prcl ID		Cyclical 1		RESIDNTL	1010	17,700	17,700	905 DUXBURY, MA VISION		
		Scnd Home		Exemption								
		Tax Class T		W								
		Tot Fin Area 3274		District								
		Total Acres .92		Res Exem								
		Chapter Lan		Assoc Pid#								
		GIS ID F_858540_2844789				Total 1,038,700 1,038,700						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHEEHAN PADRAIC J		14815 0068	11-27-1996	Q	I	173,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CASHMAN GERARD T		10170 0153	03-01-1991	Q	I	172,900	00	2023	1010	647,800	2022	1010	526,900	2021	1010	428,800
									1010	364,700		1010	300,600		1010	250,500
									1010	12,000		1010	12,000		1010	500
								Total		1,024,500	Total		839,500	Total		679,800

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)						670,300		
0050										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						17,700		
										Appraised Land Value (Bldg)						350,700		
										Special Land Value						0		
										Total Appraised Parcel Value						1,038,700		
										Valuation Method						C		
										Total Appraised Parcel Value						1,038,700		

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
69	11-10-2005	MS	Miscellaneous			100		1 REPL WINDOW		09-12-2014	JLF	10	1	00	Measure & Listed
392	07-29-2003	AD	Addition	123,000	04-03-2004	100		2 STRY ADD & GARAGE		08-11-2014	JLF	10		01	Measure - No Entry
483	11-08-2002	AD	Addition		04-03-2004	100		FOUNDATION ONLY		04-12-2013	VGS			20	Field Review
482	11-08-2002	DM	Demolish	4,000	04-03-2004	100		DEMOLISH GARAGE		04-12-2005	KP		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1892	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	636				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1892				

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

COST / MARKET VALUATION		
Net Other Adj		825,123
Replace Cost		56,800
Year Built		1970
Effective Year Built		1997
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		24
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		76
Cns Sect Rcnld		670,300
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
SPL4	Above Ground	L	346	8.00	2013	A	70	C	1.00	1,900
GNR	GENERATOR	L	1	12400.00	2019	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,268	2,268	2,268	205.41	465,865
BSM	Basement	0	1,926	385	41.06	79,082
DCK	Deck	0	535	54	20.73	11,092
FGR	Garage	0	676	270	82.04	55,460
FUS	Finished Upper Story	1,040	1,040	1,040	205.41	213,624
Ttl Gross Liv / Lease Area		3,308	6,445	4,017		825,123

