

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MULLIGAN JOHN F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MULLIGAN NANCY A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	373,800	373,800
41 BRAVENDER RD			SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700
			Alt Prcl ID			RESIDNTL	1010	3,400	3,400
			Scnd Home			Cyclical 2			
			Tax Class T			Exemption W			
DUXBURY MA 02332			Tot Fin Area 1856			District			
			Total Acres .92			Res Exem			
			Chapter Lan			Assoc Pid#			
			GIS ID F_859717_2840379			Total 727,900 727,900			

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MULLIGAN JOHN F & NANCY A TT	57795	239	04-03-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
MULLIGAN JOHN F	4345	0177	10-14-1977	U	I	52,000	1	2023	1010	283,400	2022	1010	255,200			
									1010	364,700		1010	300,600			
									1010	2,200		1010	2,200			
Total								650,300		Total		558,000		Total		492,400

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 373,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

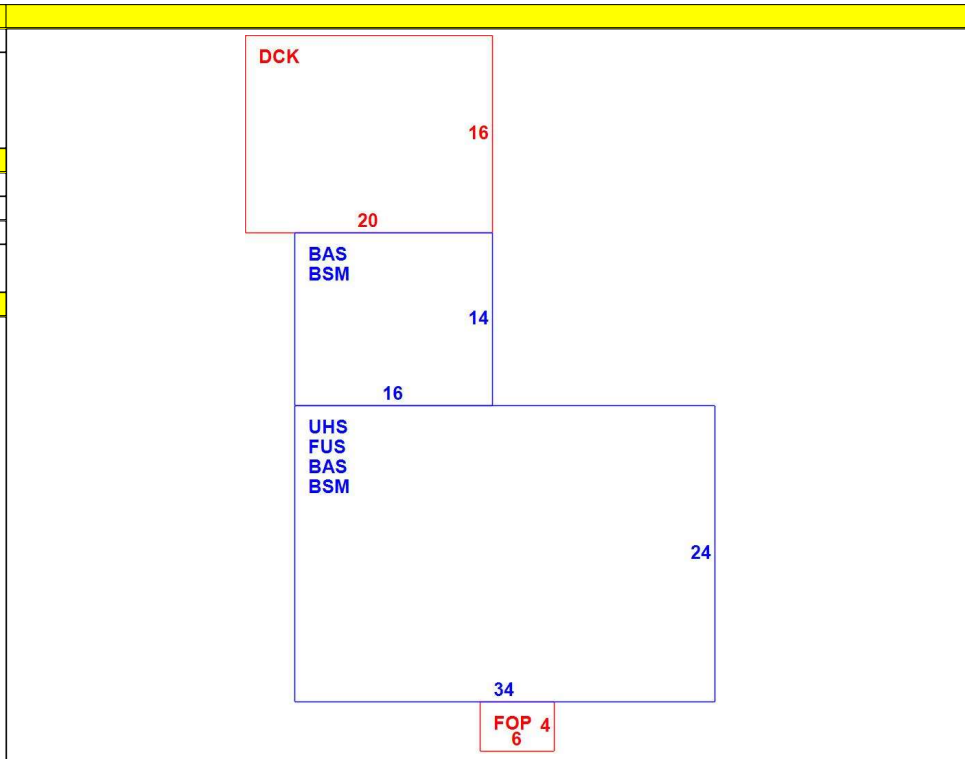
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
Total Appraised Parcel Value 727,900			
Valuation Method C			
Total Appraised Parcel Value 727,900			

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
									10-13-2021	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									05-21-2007	BSB		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	03	Colonial	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	408.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
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			472,433
Interior Floor 2			Net Other Adj		19,370
Heat Fuel	03	Gas	Replace Cost		491,803
Heat Type	04	Forced Air-Duc	Year Built		1972
AC Type	06	Partial	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	1		Cns Sect Rcnld		373,800
Sq Ft Fin Bsmt	216		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1040		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	96	21.00	1980	A	70	C	1.00	1,400
PTO	Patio	L	192	15.00	1975	A	70	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	205.05	213,251
BSM	Basement	0	1,040	208	41.01	42,650
DCK	Deck	0	320	32	20.50	6,562
FOP	Open Porch	0	24	4	34.17	820
FUS	Finished Upper Story	816	816	816	205.05	167,320
UHS	Unfinished Half Story	0	816	204	51.26	41,830
Ttl Gross Liv / Lease Area		1,856	4,056	2,304		472,433

