

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCMULLEN RYAN P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCMULLEN JOANA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	365,700	365,700	
2 SETTLERS PATH				0 Light		RES LAND	1010	400,600	400,600	
						RESIDNTL	1010	2,200	2,200	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1783 Total Acres 4.000 Chapter Lan		Cyclical 3 Exemption W District Res Exem					VISION
			GIS ID F_863908_2849233		Assoc Pid#	Total		768,500	768,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCMULLEN RYAN P		53429 231	09-14-2020	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
CESARINI MICHAEL J		28604 311	07-06-2004	Q	I	500,000	00	2023	1010	275,600	2022	1010	231,700	2021	1010	217,200
									1010	438,500		1010	365,000		1010	304,200
									1010	1,500		1010	1,500			
								Total		715,600	Total		598,200	Total		521,400

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											

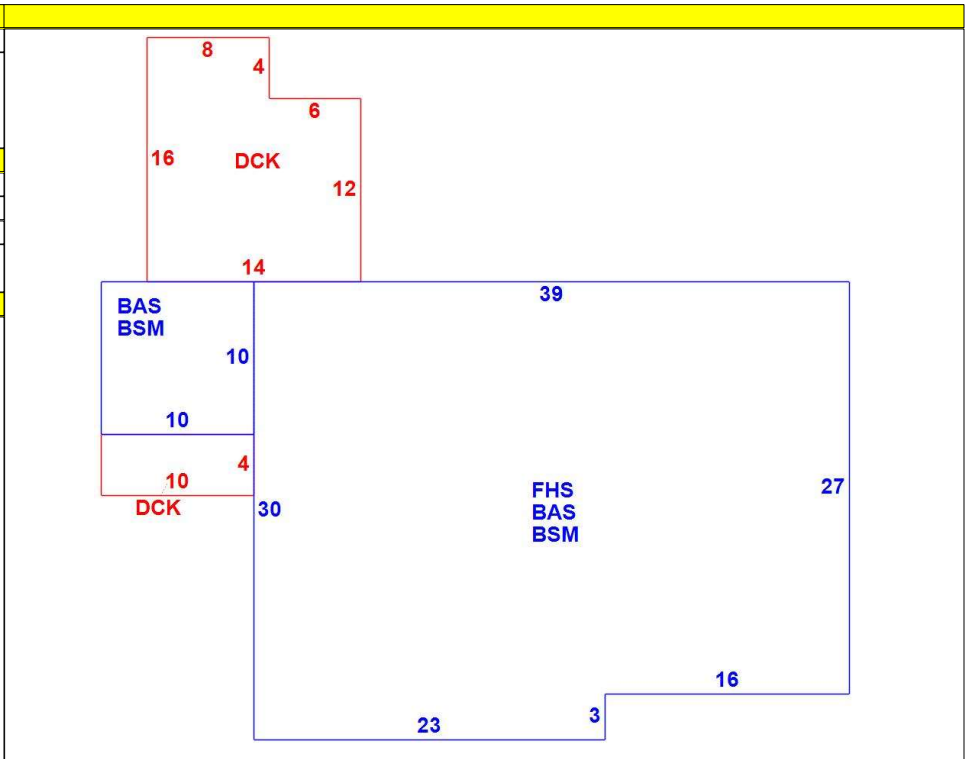
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch											
0050															

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						365,700
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						2,200
										Appraised Land Value (Bldg)						400,600
										Special Land Value						0
										Total Appraised Parcel Value						768,500
										Valuation Method						C
										Total Appraised Parcel Value						768,500

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	
QPO-23-29	09-28-2023	MN	Maintenance	2,700		100		REPLACE REAR PATIO DOOR	04-07-2021	SJD	9	1	07	Measure - Info @ Door	
QPO-23-11	01-17-2023	MN	Maintenance	5,699		100	01-17-2023	INSULATION/WEATHERIZATIO	04-12-2013	VGS			20	Field Review	
BPO-22-232	06-17-2022	RM	Remodel	11,000		100	12-12-2022	FINISH 300 SF BASEMENT AS	09-27-2005	BSB		1	00	Measure & Listed	
QPO-21-22	09-27-2021	MN	Maintenance	16,980		100	10-18-2021								
20	05-03-2005	AD	Addition			100	12-12-2022	SHED 120							
14997	06-24-1998	NC	New Construct	3,000		100		14X16 DECK							

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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	3.000	AC 35,000.00	0.48000	5	1.00	0050	1.000		1.0000	0.39	50,400
1	1010	Single Family	WP	Undevelop	0.082	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.06	200
Total Card Land Units					4.00	AC	Parcel Total Land Area			4.00	Total Land Value			400,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1222	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			466,683
Interior Floor 2			Net Other Adj		34,320
Heat Fuel	02	Oil	Replace Cost		501,002
Heat Type	04	Forced Air-Duc	Year Built		1980
AC Type	03	Central	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		365,700
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1222		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	120	21.00	2005	A	70	C	1.00	1,800
LNT	Lean To	L	60	10.00	2005	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,222	1,222	1,222	227.54	278,053
BSM	Basement	0	1,222	244	45.43	55,520
DCK	Deck	0	240	24	22.75	5,461
FHS	Finished Half Story	561	1,122	561	113.77	127,649
Ttl Gross Liv / Lease Area		1,783	3,806	2,051		466,683

