

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
SULLIVAN SEAN B & ELIZABETH R 55 S RIVER LN W DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		416,100	416,100
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010		469,900	469,900
		Alt Prcl ID		Cyclical 4		RESIDNTL	1010	1,200	1,200			
		Scnd Home		Exemption				Total		887,200	887,200	
		Tax Class T		W								
		Tot Fin Area 1890		District								
		Total Acres .928		Res Exem								
		Chapter Lan		Assoc Pid#								
		GIS ID F_864338_2847921										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SULLIVAN SEAN B & ELIZABETH R		57538 211	12-22-2022	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RAABE TODD R		29800 0175	01-06-2005	Q	I	540,000	00	2023	1010	310,100	2022	1010	258,300	2021	1010	256,700
OBRIEN MICHAEL P		28213 0002	05-14-2004	Q	I	572,000	00		1010	504,300		1010	320,400		1010	311,300
									1010	800		1010	800		1010	800
		Total						Total		815,200	Total		579,500	Total		568,800

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int				
2024	22	22 VETERAN	400.00										
Total			400.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0060								
NOTES				Appraised Bldg. Value (Card)				416,100
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				1,200
				Appraised Land Value (Bldg)				469,900
				Special Land Value				0
				Total Appraised Parcel Value				887,200
				Valuation Method				C
				Total Appraised Parcel Value				887,200

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
2012-145	10-11-2012	MN	Maintenance	10,000		100		STRIP & REROOF		04-03-2023	SJD	9	1	07	Measure - Info @ Door
254	08-18-2008	RM	Remodel	35,000	04-22-2009	100		KITCHEN 130'		09-12-2018	SJD	6		20	Field Review
										04-12-2013	VGS			20	Field Review
										04-22-2009	KP			01	Measure - No Entry

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.02040	5	1.00	0060	1.341		1.0000	1.17	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1188	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		507,786
Heat Type	05	Hot Water	Replace Cost		18,980
AC Type	01	None	Year Built		526,767
Bedrooms	3		Effective Year Built		1977
Full Baths	2		Depreciation Code		2000
Half Baths	0		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	6		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		416,100
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1188		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
SHD1	Shed	L	80	21.00	1990	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,188	1,188	1,188	203.36	241,590
BSM	Basement	0	1,188	238	40.74	48,399
FGL	Garage 1 Sty w/Loft	0	624	312	101.68	63,448
FOP	Open Porch	0	98	15	31.13	3,050
TDK	Trex Deck	0	421	42	20.29	8,541
TQS	Three Quarter Story	702	936	702	152.52	142,758
Ttl Gross Liv / Lease Area		1,890	4,455	2,497		507,786

