

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MULLIN ROBERT E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MULLIN LINDA D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	219,100	219,100	
32 FORDVILLE RD				0 Light		RES LAND	1010	351,100	351,100	
DUXBURY MA 02332						RESIDNTL	1010	51,000	51,000	
SUPPLEMENTAL DATA										
Alt Prcl ID			Cyclical 2							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 1550			District							
Total Acres .948			Res Exem							
Chapter Lan										
GIS ID F_861008_2840635			Assoc Pid#							
						Total		621,200	621,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MULLIN ROBERT E		9983 0237	10-10-1990	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	176,400	2022	1010	166,500			
									1010	365,100		1010	300,900			
									1010	28,000		1010	28,000			
								Total		569,500	Total		495,400	Total		437,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			219,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			51,000
Appraised Land Value (Bldg)			351,100
Special Land Value			0
Total Appraised Parcel Value			621,200
Valuation Method			C
Total Appraised Parcel Value			621,200

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
										11-10-2021	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										07-10-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.030 AC	35,000.00	1.00000	5	1.00	0050	1.000	SWAMP	1.1000	0.84	1,100
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			281,433
Interior Floor 2			Net Other Adj		27,200
Heat Fuel	02	Oil	Replace Cost		308,633
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		219,100
Sq Ft Fin Bsmt	468		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	816		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p style="text-align: center;">DCK</p> <p style="text-align: right;">12</p> <p style="text-align: center;">10</p>	
<p style="text-align: center;">DCK</p> <p style="text-align: center;">12</p> <p style="text-align: center;">6</p>	<p style="text-align: center;">FNS BAS BSM</p> <p style="text-align: right;">24</p> <p style="text-align: center;">34</p>

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
FGR5	Garage - 2 Sto	L	800	91.00	1980	A	70	C	1.00	51,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	162.49	132,592
BSM	Basement	0	816	163	32.46	26,486
DCK	Deck	0	192	19	16.08	3,087
FNS	Finished 90% Story	734	816	734	146.16	119,268
Ttl Gross Liv / Lease Area		1,550	2,640	1,732		281,433

