

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SULLIVAN MADELYN & PETER TT ONE HUNDRED NINETY ONE BOLAS 191 BOLAS RD  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	404,800	404,800	
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010	377,200	377,200	
		Alt Prcl ID		Cyclical		4		RESIDNTL	1010	8,700	8,700	
		Scnd Home		Exemption				Total		790,700	790,700	
		Tax Class T		W								
		Tot Fin Area 2230		District								
		Total Acres 1.698		Res Exem								
		Chapter Lan										
		GIS ID F_864553_2841816		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REIS JUSTIN	58032	157	06-23-2023	Q	I	835,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN MADELYN & PETER TT	29623	0053	12-08-2004	U	I	100	1F	2023	1010	308,700	2022	1010	282,700	2021	1010	255,200
SULLIVAN MADELYN M	14966	0342	02-11-1997	U	I	10	1A		1010	543,100		1010	345,100		1010	332,900
									1010	6,300						
		Total						Total		858,100	Total		627,800	Total		588,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	404,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	377,200
Special Land Value	0
Total Appraised Parcel Value	790,700
Valuation Method	C
Total Appraised Parcel Value	790,700

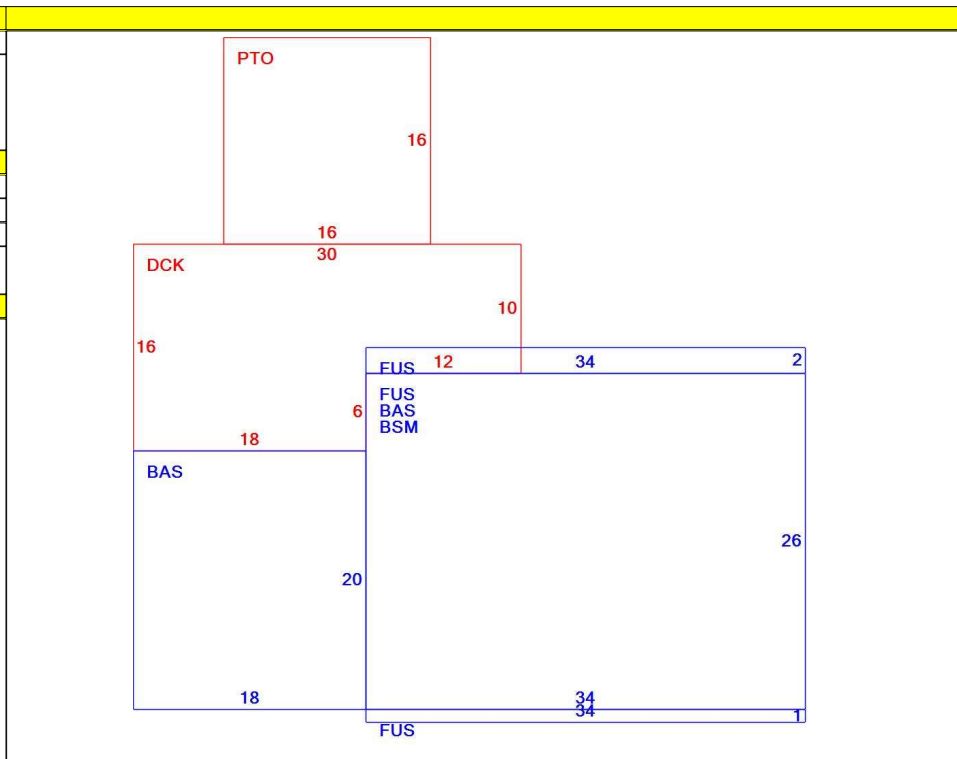
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									09-12-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									07-18-2007	BSB		1	00	Measure & Listed

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	350,000
1	1010	Single Family	RC	Residual	0.776	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	27,200
Total Card Land Units					1.69	AC	Parcel Total Land Area					1.69	Total Land Value		377,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	884	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	208				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	884				

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

COST / MARKET VALUATION			
Net Other Adj			483,382
Replace Cost			28,990
Year Built			1975
Effective Year Built			2000
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			21
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			79
Cns Sect Rcnld			404,800
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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,244	1,244	1,244	196.42	244,343
BSM	Basement	0	884	177	39.33	34,766
DCK	Deck	0	408	41	19.74	8,053
FUS	Finished Upper Story	986	986	986	196.42	193,667
PTO	Patio	0	256	13	9.97	2,553
Ttl Gross Liv / Lease Area		2,230	3,778	2,461		483,382

