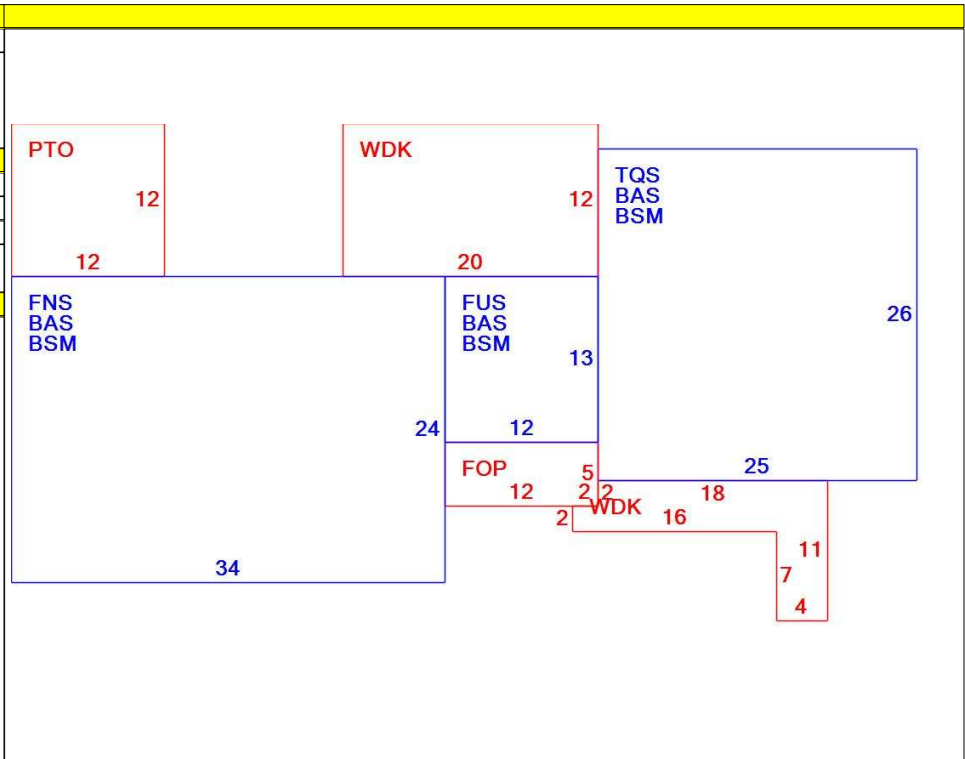


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
OSULLIVAN JAMES GEIHE DONNA 131 EAST ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	362,600	362,600	VISION				
										RES LAND	1010	326,900	326,900					
SUPPLEMENTAL DATA																		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3047 Total Acres .63 Chapter Lan GIS ID F_865209_2838513				Cyclical 4 Exemption W District Res Exem Assoc Pid#														
										Total		689,500	689,500					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
OSULLIVAN JAMES BARRETT JAMES F & CHRISTINE M BARRETT, JAMES F. &		47542	0300	09-30-2016	Q	I				485,000	00	Year	Code	Assessed	Year	Code	Assessed	
		9869	0283	07-27-1990	Q	I				160,000	00	2023	1010	289,800	2022	1010	271,000	
		6399	0191	07-27-1990	Q	I				160,000	00		1010	339,900		1010	280,900	
										Total		629,700	Total	551,900	Total	475,600		
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		Appraised Bldg. Value (Card)				362,600				
0050										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				0				
										Appraised Land Value (Bldg)				326,900				
										Special Land Value				0				
										Total Appraised Parcel Value				689,500				
										Valuation Method				C				
										Total Appraised Parcel Value				689,500				
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-23-22	07-24-2023	MN	Maintenance	6,000		100		WEATHERIZATION/AIR SEALIN			05-24-2017	SJD	9		01	Measure - No Entry		
12	08-18-2008	MS	Miscellaneous	3,300		100		10X12 UTILITY BLDG			04-12-2013	VGS			20	Field Review		
204	06-05-2006	AD	Addition	140,000	06-28-2007	100		TWO STY 12X14&25X26			06-28-2007	KP		1	00	Measure & Listed		
14495	05-30-1997	MN	Maintenance	3,000	05-21-1998	100		STRIP & REROOF										
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	27,443	SF	11.91	1.00000	5	1.00	0050	1.000			1.0000	11.91	326,900	
Total Card Land Units					0.63	AC	Parcel Total Land Area					0.63	Total Land Value				326,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1622	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
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	Net Other Adj		466,624
Interior Floor 2			Replace Cost		30,100
Heat Fuel	02	Oil	Year Built		496,724
Heat Type	04	Forced Air-Duc	Effective Year Built		1976
AC Type	03	Central	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnd		362,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	468		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1622		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,622	1,622	1,622	138.30	224,323	
BSM	Basement	0	1,622	324	27.63	44,809	
FNS	Finished 90% Story	734	816	734	124.40	101,512	
FOP	Open Porch	0	60	9	20.75	1,245	
FUS	Finished Upper Story	156	156	156	138.30	21,575	
PTO	Patio	0	144	7	6.72	968	
TQS	Three Quarter Story	488	650	488	103.83	67,490	
WDK	Deck	0	344	34	13.67	4,702	
Ttl Gross Liv / Lease Area		3,000	5,414	3,374		466,624	

