

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
SULLIVAN RYAN		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed		
SULLIVAN NICOLE BENNETT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	549,200	549,200		
21 VILLAGE WAY		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	467,700	467,700	905		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2600 Total Acres .763 Chapter Lan GIS ID F_867118_2836061					Cyclical Exemption W District Res Exem Assoc Pid#					DUXBURY, MA	
							RESIDNTL 1010 88,900 88,900					<b>VISION</b>	
							Total 1,105,800 1,105,800						

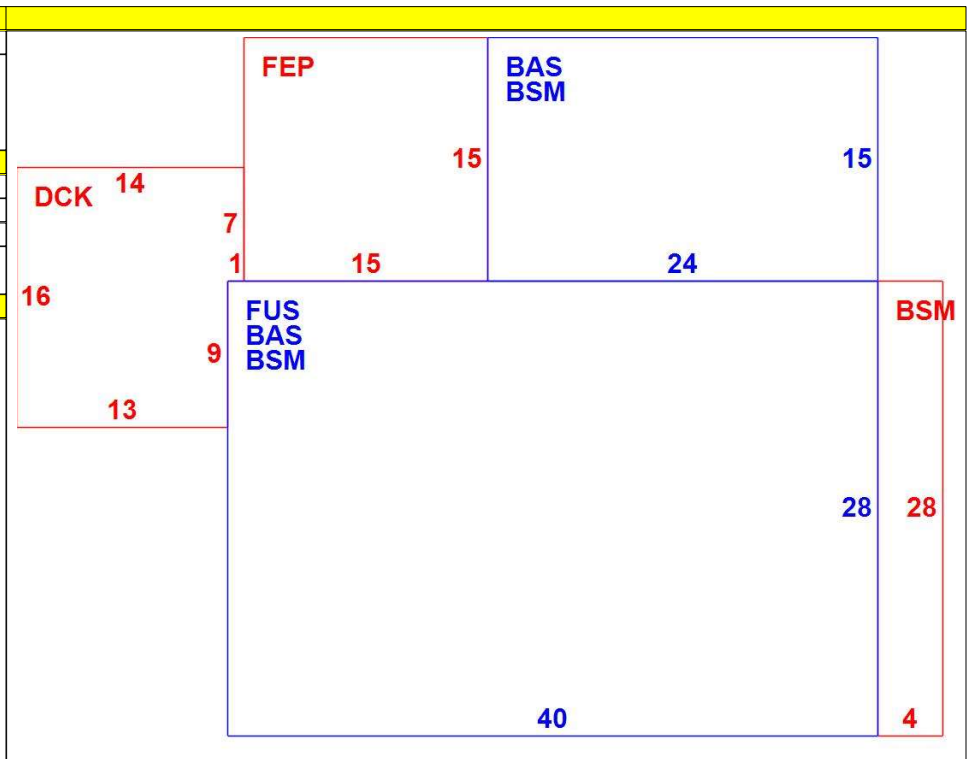
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SULLIVAN RYAN		51760 347	10-08-2019	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BROGNA LUCILLE C TT		38824 0058	08-09-2010	U	I	100	1A	2023	1010	435,800	2022	1010	399,800	2021	1010	355,300
BROGNA LUCILLE C TT		0000 0000	08-09-2010	U	I	100	1A		1010	457,400		1010	388,600		1010	347,000
		Total					Total 893,200					Total 788,400				
												Total 702,300				

EXEMPTIONS			OTHER ASSESSMENTS					PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
							<b>APPRAISED VALUE SUMMARY</b>											
Total		0.00					Appraised Bldg. Value (Card) 549,200											
							Appraised Xf (B) Value (Bldg) 0											
							Appraised Ob (B) Value (Bldg) 88,900											
							Appraised Land Value (Bldg) 467,700											
							Special Land Value 0											
							Total Appraised Parcel Value 1,105,800											
							Valuation Method C											
							Total Appraised Parcel Value 1,105,800											

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
BPO-23-1	02-13-2023	AD	Addition	99,600	07-26-2023	100		15X35 FIBERGLASS INGRND P		07-26-2023	SJT	5		06	Inspection Only
										05-06-2020	SJD	9		20	Field Review
										04-12-2013	VGS			20	Field Review
										09-04-2007	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	PD	Primary	33,243 SF	10.13	1.00000	5	1.00	0070	1.389			1.0000	14.07	467,700	
Total Card Land Units					0.76 AC	Parcel Total Land Area					0.76	Total Land Value					467,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1592	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			645,760
Interior Floor 2			Net Other Adj		49,445
Heat Fuel	02	Oil	Replace Cost		695,206
Heat Type	05	Hot Water	Year Built		1984
AC Type	03	Central	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		549,200
Sq Ft Fin Bsmt	528		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1592		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
SPL2	Ing Pool-Good	L	525	89.00	2023	G	85	A	2.00	79,400
PTO	Patio	L	432	15.00	2023	G	85	B	1.50	8,300
SHD1	Shed	L	80	21.00	2020	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	1,480	1,480	1,480	210.00	310,805
BSM	Basement	0	1,592	318	41.95	66,781
DCK	Deck	0	215	22	21.49	4,620
FEP	Finished Enclosed Porch	0	225	135	126.00	28,350
FUS	Finished Upper Story	1,120	1,120	1,120	210.00	235,204
Ttl Gross Liv / Lease Area		2,600	4,632	3,075		645,760

