

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SULLIVAN VICKI			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
96 WOODRIDGE RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	294,700	294,700	
		SUPPLEMENTAL DATA			RESIDNTL	1010	278,500	278,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1459 Total Acres .64 Chapter Lan GIS ID F_866614_2830306			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	15,800	15,800	
						Total		589,000	589,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SULLIVAN VICKI		50623 0119	12-13-2018	Q	I	415,000	00	Year	Code	Assessed	Year	Code	Assessed
BATTU BHARAT V & AUDREY M		43982 0252	01-06-2014	Q	I	392,000	00	2023	1010	220,200	2022	1010	183,900
OCEAN CITY DEVELOPMENT LLC		42965 0310	04-23-2013	U	I	238,700	1		1010	289,600		1010	239,400
SECRETARY OF HOUSING & URBAN DE		42496 0094	01-03-2013	U	I	1	1S		1010	12,000		1010	12,000
WELLS FARGO BANK, NA		41070 0102	03-07-2012	U	I	443,541	1L	Total		521,800	Total		435,300
								Total			Total		391,300

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)									294,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									15,800
Appraised Land Value (Bldg)									278,500
Special Land Value									0
Total Appraised Parcel Value									589,000
Valuation Method									C
Total Appraised Parcel Value									589,000

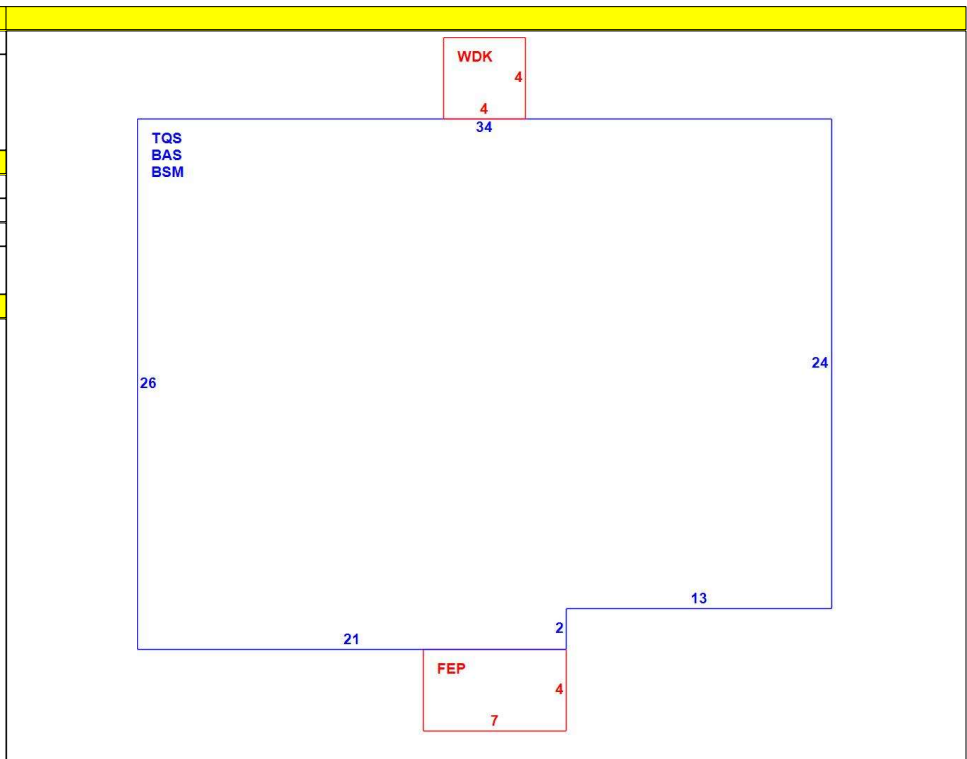
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2013-0067	05-07-2013	MN	Maintenance	15,000		100		STRIP & REROOF		08-27-2019	SJT	2		20	Field Review
138	07-27-2011	MN	Maintenance	5,000		100		INSULATION&WEATHERST		04-29-2019	SJD	9	1	00	Measure & Listed
20000462	11-22-2000	RM	Remodel	10,000		100		FINISH SECOND FLOOR		04-10-2014	SJD	9		01	Measure - No Entry
20000177	05-16-2000	RM	Remodel	15,000		100		FRAME DORMER&REROOF		04-12-2013	VGS			20	Field Review
										07-28-2001	KP		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	27,878 SF	11.75	1.00000	5	1.00	0050	1.000		TN85	0.8500	278,500
Total Card Land Units					0.64 AC	Parcel Total Land Area					0.64	Total Land Value			278,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	858	
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	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	858				

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

COST / MARKET VALUATION	
Net Other Adj	385,818
Replace Cost	17,940
Year Built	403,758
Effective Year Built	1949
Depreciation Code	1994
Remodel Rating	G
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	294,700
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
FGR1	Garage - 1 Sto	L	384	52.00	1981	A	70	C	1.00	14,000
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	858	858	858	227.89	195,530
BSM	Basement	0	858	172	45.68	39,197
FEP	Finished Enclosed Porch	0	28	17	138.36	3,874
TQS	Three Quarter Story	644	858	644	171.05	146,761
WDK	Deck	0	16	2	28.49	456
Ttl Gross Liv / Lease Area		1,502	2,618	1,693		385,818

