

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
CULLINAN BRIAN P				0 Water		0 Subdivision		0 Average		Description	Code	Appraised	Assessed							
CULLINAN AMY N				0 Sewer		0 Paved		0 Average		RESIDENTL	1010	344,900	344,900							
51 TROUT FARM LN						0 Medium				RES LAND	1010	276,100	276,100							
<b>SUPPLEMENTAL DATA</b>														<b>VISION</b>						
Alt Prcl ID						Cyclical 2														
Scnd Home						Exemption														
Tax Class T						W														
DUXBURY MA 02332				Tot Fin Area 1966		District		Res Exem												
				Total Acres .28		Chapter Lan														
				GIS ID F_862389_2834212		Assoc Pid#				Total		621,000	621,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CULLINAN BRIAN P				57025 161		07-14-2022		Q I		660,000 00		Year	Code	Assessed	Year	Code	Assessed			
LYONS MICHAEL J & LYONS ELIZABETH				51565 194		08-28-2019		U I		1 1A		2023	1010	300,000	2022	1010	271,700			
LYONS MICHAEL J				40288 0141		09-02-2011		Q I		369,000 00			1010	286,000		1010	236,000			
DRILLING MARTIN J				23730 0094		12-19-2002		Q I		390,000 00										
HENRY CHARLES D				15676 0031		11-25-1997		Q I		233,000 00										
				Total								Total		586,000	Total		507,700	Total		446,700
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												
0050																				
NOTES																				
												Appraised Bldg. Value (Card)				344,900				
												Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				0				
												Appraised Land Value (Bldg)				276,100				
												Special Land Value				0				
												Total Appraised Parcel Value				621,000				
												Valuation Method				C				
												Total Appraised Parcel Value				621,000				
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			
QPO-21-98	04-30-2021	MN	Maintenance	3,000		100	05-18-2021	Replace 3 windows & Replace 1				11-07-2022	SJD	9	1	07	Measure - Info @ Door			
QP-19-274	10-28-2019	RM	Remodel	1,800		100	12-10-2019	Replace 4 windows				10-02-2019	SJD	4		20	Field Review			
148	04-18-2003	RM	Remodel	10,000	10-06-2004	100		FIN PART OF BSMNT				04-12-2013	VGS			20	Field Review			
13099	02-23-1994	NC	New Construct	104,000	11-30-1995	100		ATT 2 BD TOWN HOUSE				01-08-2005	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	PD	Primary	12,209 SF	22.61	1.00000	5	1.00	0050	1.000	EASEMENT "D"DV-17500 REM			1.0000	22.61	276,100			
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value					276,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
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	Net Other Adj		367,963
Heat Type	05	Hot Water	Replace Cost		405,793
AC Type	03	Central	Year Built		1994
Bedrooms	3		Effective Year Built		2006
Full Baths	2		Depreciation Code		G
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		15
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	512		Cns Sect Rcnd		344,900
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1024		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,124	1,124	1,124	156.78	176,221
BSM	Basement	0	1,024	205	31.39	32,140
CTH	Cathedral Ceiling	0	192	19	15.51	2,979
DCK	Deck	0	276	28	15.91	4,390
FGR	Garage	0	440	176	62.71	27,593
FOP	Open Porch	0	36	5	21.78	784
FSP	Screened Porch	0	180	36	31.36	5,644
FUS	Finished Upper Story	490	490	490	156.78	76,822
TQS	Three Quarter Story	264	352	264	117.59	41,390
Ttl Gross Liv / Lease Area		1,878	4,114	2,347		367,963

