

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CULLEN WILLIAM A JR			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CULLEN MARY ANN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	415,900	415,900
PO BOX 2473				0 Light		RES LAND	1010	470,900	470,900
SUPPLEMENTAL DATA									
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2756 Total Acres .948 Chapter Lan GIS ID F_861558_2835805			Cyclical 2 Exemption W District Res Exem Assoc Pid#				
							Total	886,800	886,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CULLEN WILLIAM A JR		5769 0212	08-31-1984	Q	I	80,100	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	315,400	2022	1010	291,500
									1010	505,300		1010	321,100
								Total		820,700	Total		612,600
								Total			Total		567,500

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	415,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	470,900
Special Land Value	0
Total Appraised Parcel Value	886,800
Valuation Method	C
Total Appraised Parcel Value	886,800

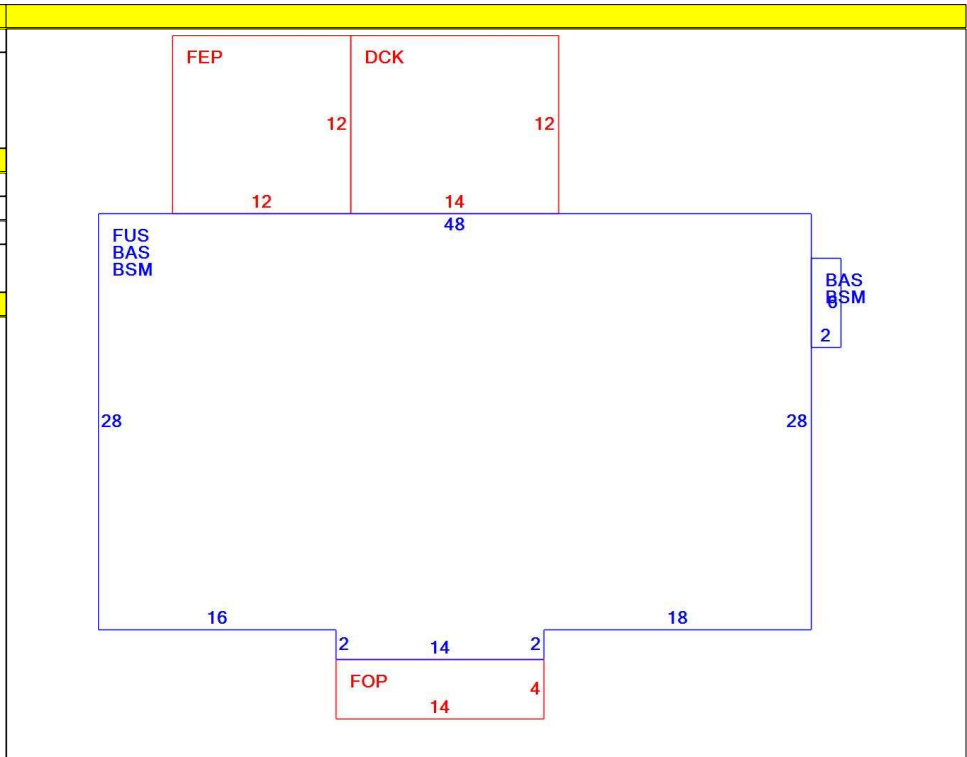
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES									
HOUSE IS SUFFERING FROM SERIOUS MOLD PROBLEM - NOT ABLE TO LIVE IN AS OF 10/13-STILL APPEARS UNINHABITED-JF									

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
236	06-01-2005	NC	New Construct	253,000		100		SINGLE FAM DWELLIN	10-07-2013	JLF			30	Quality Control
235	06-01-2005	DM	Demolish	10,000		100		DEMO 26X46 DWELLING	04-12-2013	VGS			20	Field Review
									05-07-2008	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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.032 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	1,500
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			470,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1384	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			448,649
Interior Floor 2			Net Other Adj		18,700
Heat Fuel	02	Oil	Replace Cost		467,349
Heat Type	05	Hot Water	Year Built		2006
AC Type	03	Central	Effective Year Built		2010
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		11
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		415,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1384		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	1,384	1,384	1,384	142.70	197,497
BSM	Basement	0	1,384	277	28.56	39,528
DCK	Deck	0	168	17	14.44	2,426
FEP	Finished Enclosed Porch	0	144	86	85.22	12,272
FOP	Open Porch	0	56	8	20.39	1,142
FUS	Finished Upper Story	1,372	1,372	1,372	142.70	195,784
Ttl Gross Liv / Lease Area		2,756	4,508	3,144		448,649

