

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SULLIVAN PETER J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
SULLIVAN LYNDA H			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	748,800	748,800
22 ORCHARD LN		SUPPLEMENTAL DATA			RES LAND	1010	457,800	457,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2744 Total Acres .82 Chapter Lan GIS ID F_875362_2846853			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,200	3,200
						Total		1,209,800	1,209,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SULLIVAN PETER J		18873 0142	09-22-2000	Q	I	536,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	580,400	2022	1010	534,900	
									1010	491,900		1010	314,600	
									1010	2,300		1010	2,300	
						Total		1,074,600	Total		851,800	Total		787,000

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)	748,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	457,800
Special Land Value	0
Total Appraised Parcel Value	1,209,800
Valuation Method	C
Total Appraised Parcel Value	1,209,800

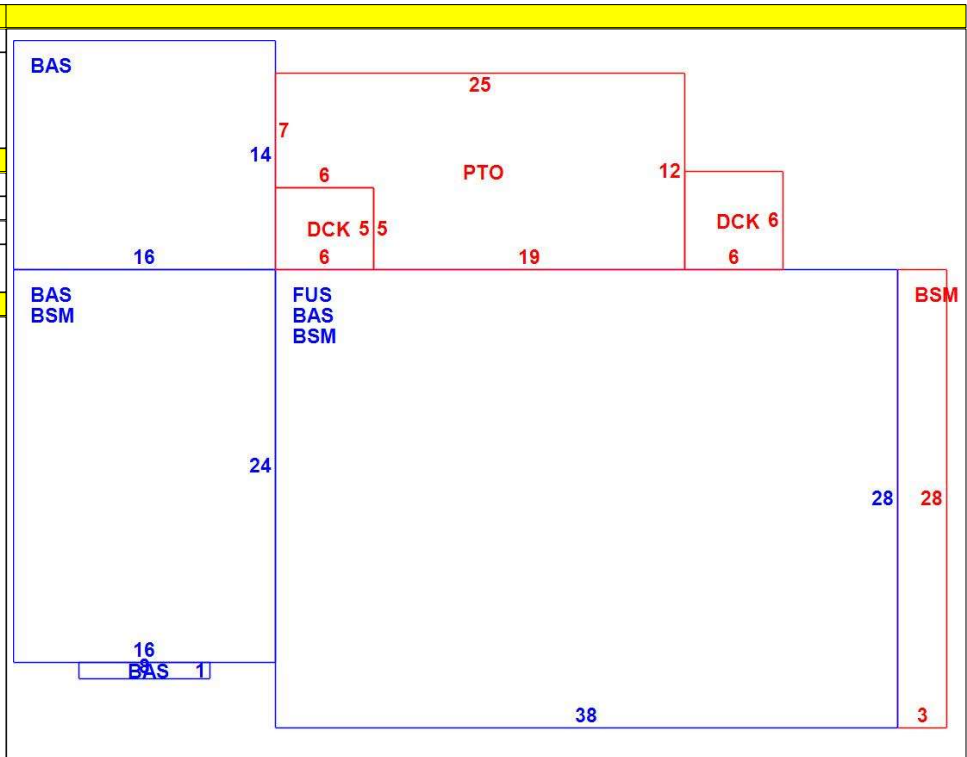
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES											
1 REG. FP AND ONE GAS FP											

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-21-33 189	12-27-2021 05-11-2004	MN AD	Maintenance Addition	16,875 28,500	11-18-2005	100 100	12-27-2021	STRIP & REROOF 3 SEASON ROOM	09-11-2019 04-12-2013 11-18-2005	SJT VGS KP	10	1	00 20 00	Measure & Listed Field Review 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	35,914 SF	9.51	1.00000	5	1.00	0060	1.341		1.0000	12.75	457,800
Total Card Land Units					0.82 AC	Parcel Total Land Area					0.82	Total Land Value			457,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1532	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	180.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			760,242
Interior Floor 2			Net Other Adj		90,650
Heat Fuel	02	Oil	Replace Cost		850,891
Heat Type	05	Hot Water	Year Built		1987
AC Type	01	None	Effective Year Built		2009
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		12
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		88
Gas Fireplaces	0		Cns Sect Rcnd		748,800
Sq Ft Fin Bsmt	1352		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1532		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
SHD1	Shed	L	108	21.00	2018	G	85	C	1.00	1,900
LNT	Lean To	L	182	10.00	2018	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,680	1,680	1,680	247.56	415,892
BSM	Basement	0	1,532	306	49.45	75,752
DCK	Deck	0	66	7	26.26	1,733
FUS	Finished Upper Story	1,064	1,064	1,064	247.56	263,399
PTO	Patio	0	270	14	12.84	3,466
Ttl Gross Liv / Lease Area		2,744	4,612	3,071		760,242

