

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SULLIVAN MICHAEL P & MEGAN M TT ALBACORE 43 LIVING TRUST 43 LANTERN LN		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	451,600	451,600
		SUPPLEMENTAL DATA		RES LAND		1010	470,200	470,200	RESIDNTL	1010	12,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1998 Total Acres .92 Chapter Lan		Cyclical Exemption W District Res Exem		6					
GIS ID F_873483_2835232		Assoc Pid#						Total		934,200	934,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SULLIVAN MICHAEL P & MEGAN M TT		57476 212	12-02-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN MEGAN M		56780 157	05-06-2022	Q	I	995,000	00	2023	1010	344,300	2022	1010	315,300
NEAL ROBERT H		15258 0341	06-19-1997	Q	I	280,000	00		1010	504,700		1010	320,700
ROUSSEAU DELMO A		10165 0157	01-15-1993	Q	I	204,500	00		1010	9,000		1010	9,000
ROUSSEAU DELMO A		10165 0157	02-28-1991	Q	I	190,000	00	Total		858,000	Total		645,000
								Total		599,200	Total		599,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

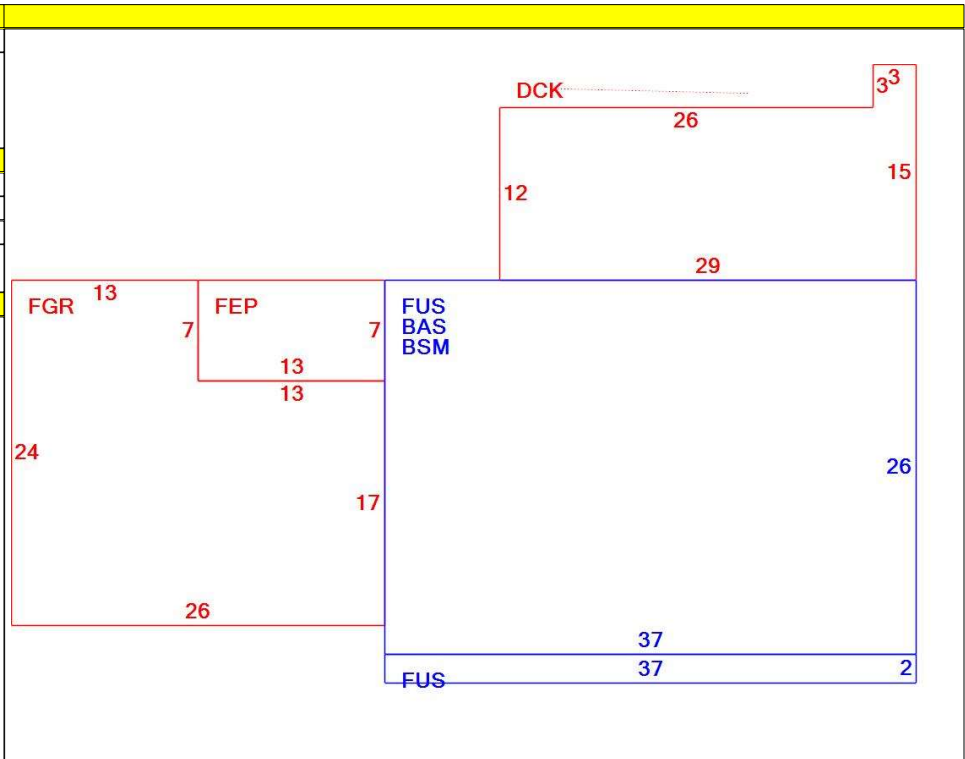
NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	451,600		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	12,400		
Appraised Land Value (Bldg)	470,200		
Special Land Value	0		
Total Appraised Parcel Value	934,200		
Valuation Method	C		
Total Appraised Parcel Value	934,200		

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
2015-215	07-15-2015	MS	Miscellaneous	11,500		100		ADD NEW DUCT WORK FROM REMODEL 2 BATHROOMS AND RMV DECK & 12X24 DK	09-04-2019	SJT	10		00	Measure & Listed
2015-125	06-18-2015	RM	Remodel	45,000		100			04-12-2013	VGS			20	Field Review
13621	04-21-1995	NC	New Construct	5,000	05-31-1996	100			02-19-2008	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	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	03	Colonial	Bsmt Area	962				
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	Owne		
Exterior Wall 2	11	Clapboard			B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			<b>COST / MARKET VALUATION</b>					
Interior Floor 1	12	Hardwood	Net Other Adj		560,852			
Interior Floor 2			Replace Cost		33,350			
Heat Fuel	03	Gas	Year Built		594,202			
Heat Type	05	Hot Water	Effective Year Built		1967			
AC Type	03	Central	Depreciation Code		1997			
Bedrooms	4		Remodel Rating		G			
Full Baths	2		Year Remodeled					
Half Baths	0		Depreciation %		24			
Extra Fixtures	0		Functional Obsol					
Total Rooms	6		External Obsol					
Bath Style	02	Average	Trend Factor		1.000			
Kitchen Style	03	Modern	Condition					
Extra Kitchens	0		Condition %					
Fireplaces	1		Percent Good		76			
Extra Openings	0		Cns Sect Rcnld		451,600			
Gas Fireplaces	0		Dep % Ovr					
Sq Ft Fin Bsmt	400		Dep Ovr Comment					
FBM Quality	04	Above Average	Misc Imp Ovr					
Foundation	06	Poured Conc	Misc Imp Ovr Comment					
Bsmt Garage	0		Cost to Cure Ovr					
Bsmt Area	962		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
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	962	962	962	224.88	216,335
BSM	Basement	0	962	192	44.88	43,177
DCK	Deck	0	357	36	22.68	8,096
FEP	Finished Enclosed Porch	0	91	55	135.92	12,368
FGR	Garage	0	533	213	89.87	47,900
FUS	Finished Upper Story	1,036	1,036	1,036	224.88	232,976
Ttl Gross Liv / Lease Area		1,998	3,941	2,494		560,852

