

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OSULLIVAN MARK M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
OSULLIVAN EILEEN F			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	318,900	318,900
97 WOODRIDGE RD		SUPPLEMENTAL DATA				RES LAND	1010	264,100	264,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1808 Total Acres .48 Chapter Lan GIS ID F_866782_2830175		Cyclical 6 Exemption W District Res Exem Assoc Pid#					
						Total		583,000	583,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OSULLIVAN MARK M		33105 0060	07-28-2006	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed
GILLIS PAUL		28334 0284	05-28-2004	U	I	350,000	1	2023	1010	236,400	2022	1010	196,200
BUCKLEY ROBERTA L (L/E)		22096 0109	05-17-2002	U	I	1	1A		1010	274,200		1010	230,500
						Total		510,600	Total		426,700	Total	380,800

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)			318,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			264,100
Special Land Value			0
Total Appraised Parcel Value			583,000
Valuation Method			C
Total Appraised Parcel Value			583,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									
ASKING 299,900-----BIDDING WAR SOLD 350,000 5/04									

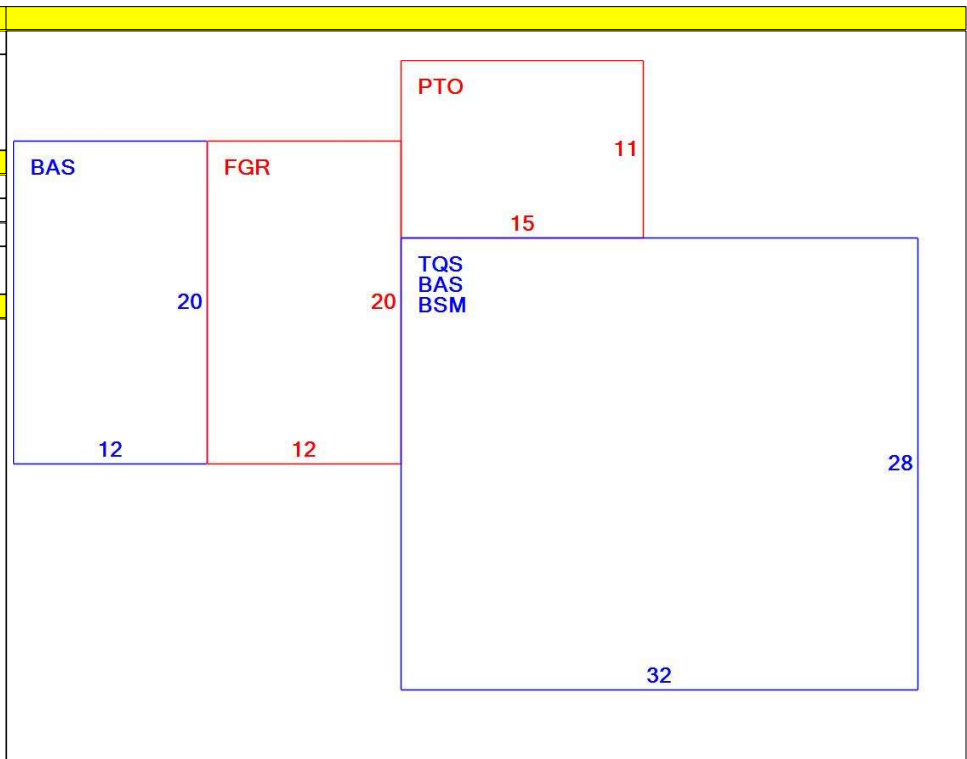
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-254	06-07-2021	MN	Maintenance	8,000		100	06-07-2021	Insulation and weatherization		08-27-2019	SJT	2		20	Field Review
QP-19-90	05-01-2019	MN		12,800		100		ROOF		04-12-2013	VGS			20	Field Review
397	08-25-2004	MN	Maintenance	3,000	08-16-2005	100		13 NEW WNDWS & STEP		08-16-2005	KP		1	00	Measure & Listed
254	06-07-2004	AD	Addition	15,000		100		DORMER/REROOF/RFRB K							

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	20,909 SF	14.86	1.00000	5	1.00	0050	1.000		TN85	0.8500	264,100
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value			264,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	896	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	896				

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

COST / MARKET VALUATION	
Net Other Adj	451,754
Replace Cost	10,400
Year Built	462,154
Effective Year Built	1945
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnd	318,900
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,136	1,136	1,136	216.05	245,429
BSM	Basement	0	896	179	43.16	38,672
FGR	Garage	0	240	96	86.42	20,741
PTO	Patio	0	165	8	10.48	1,728
TQS	Three Quarter Story	672	896	672	162.04	145,184
Ttl Gross Liv / Lease Area		1,808	3,333	2,091		451,754

