

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SULLIVAN JAMES J SULLIVAN LAURA F 111 WADSWORTH RD  DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	464,100	464,100
		<b>SUPPLEMENTAL DATA</b>			0 Medium		RES LAND	1010	417,300
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2384 Total Acres .48 Chapter Lan GIS ID F_873633_2833324			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	4,500	4,500
						Total		885,900	885,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SULLIVAN JAMES J		18438 0264	04-14-2000	Q	I	312,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	348,500	2022	1010	292,100
									1010	447,500		1010	289,400
									1010	3,000		1010	3,000
								Total		799,000	Total		584,500
											Total		562,500

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			464,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			4,500
Appraised Land Value (Bldg)			417,300
Special Land Value			0
Total Appraised Parcel Value			885,900
Valuation Method			C
Total Appraised Parcel Value			885,900

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-23-315	09-06-2023	SP	Solar Panels	58,564		0		35 ROOFTOP SOLAR PANELS	02-06-2020	SJT	10		00	Measure & Listed
QPO-23-18	06-21-2023	MN	Maintenance	25,060		100		Replace roof	04-12-2013	VGS			20	Field Review
549	12-02-2002	AD	Addition	10,000		100		FIN.BAS 480 SF	12-06-2006	KP		1	00	Measure & Listed
333	08-01-2002	AD	Addition	20,000	05-07-2003	100		27' DORMER						
37	02-06-2002	MN	Maintenance	8,900		100		REROOF						

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	21,107 SF	14.74	1.00000	5	1.00	0060	1.341		1.0000	19.77	417,300
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value			417,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1504	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	480				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1504				

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

COST / MARKET VALUATION	
Net Other Adj	633,464
Replace Cost	39,150
Year Built	672,614
Effective Year Built	1951
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	464,100
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
SHD1	Shed	L	128	21.00	1980	P	35	C	1.00	900
PTO	Patio	L	285	15.00	2015	G	85	C	1.00	3,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,536	1,536	1,536	226.16	347,376
BSM	Basement	0	1,392	278	45.17	62,872
CTH	Cathedral Ceiling	0	384	38	22.38	8,594
FHS	Finished Half Story	72	144	72	113.08	16,283
FOP	Open Porch	0	24	4	37.69	905
SHD	Attached Shed	0	264	92	78.81	20,806
TQS	Three Quarter Story	756	1,008	756	169.62	170,974
WDK	Deck	0	250	25	22.62	5,654
Ttl Gross Liv / Lease Area		2,364	5,002	2,801		633,464

