

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
SULLIVAN PATRICIA A 307 BAY RD DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		1,810,900	1,810,900
				0	Heavy			RES LAND	1090		2,919,300	2,919,300
SUPPLEMENTAL DATA						RESIDNTL	1090	82,100	82,100			
Alt Prcl ID		Cyclical		7								
Scnd Home		Exemption		W								
Tax Class T		District		W								
Tot Fin Area 5952		Res Exem										
Total Acres 3.7		Assoc Pid#										
Chapter Lan												
GIS ID F_874476_2831858												
						Total		4,812,300	4,812,300			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SULLIVAN PATRICIA A	40751	0127	12-19-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SULLIVAN CHRISTOPHER A	40623	0040	11-23-2011	U	I	1	1F	2023	1090	1,390,600	2022	1090	1,277,000	2021	1090	1,081,300	
SULLIVAN PATRICIA A	37887	0196	11-04-2009	U	I	1	1F		1090	2,063,800		1090	1,592,500		1090	1,328,400	
SULLIVAN CHRISTOPHER A	19121	0037	11-30-2000	U	I	775,000	1F		1090	63,400		1090	63,400		1090	63,400	
DPW RLTY TRUST	16292	0267	06-12-1998	U	I	100	1F	Total									
									3,517,800		Total		2,932,900		Total		2,473,100

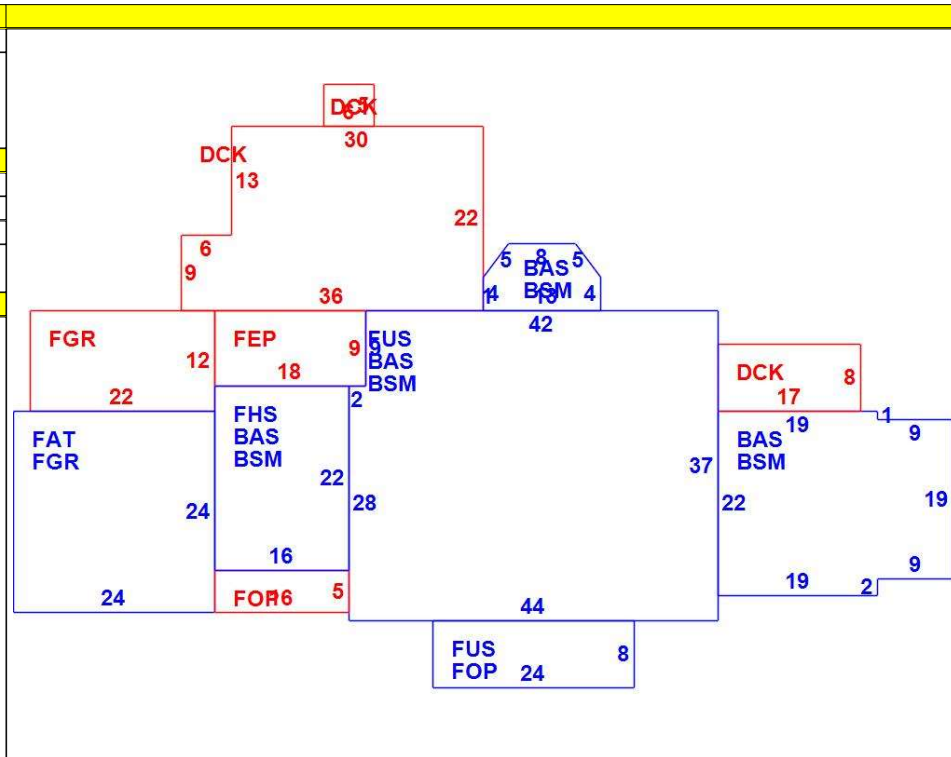
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						1,810,900		
0080										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						82,100		
										Appraised Land Value (Bldg)						2,919,300		
										Special Land Value						0		
										Total Appraised Parcel Value						4,812,300		
										Valuation Method						C		
										Total Appraised Parcel Value						4,812,300		

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-20-17	05-20-2020	MN	Maintenance	24,000		100	06-25-2020	STRIP & REROOF	08-24-2019	SJT	5		00	Measure & Listed	
2019-94	03-27-2019	BP	Bldg Permit	65,000	03-27-2019	100	09-30-2019	REMOVE EXISTING PIER AND	04-12-2013	VGS			20	Field Review	
2016-78	05-27-2016	MN	Maintenance	16,000		100		REPAIR WATER DAMAGE LOW	09-16-2009	KP		1	00	Measure & Listed	
111	04-18-2008	AD	Addition	16,000		100		5X18.5'SCRNPORCHDECK							
317	06-26-2003	AD	Addition	20,000	03-05-2004	100		NEW FLOAT AND WALKWA							
466	10-29-2002	NC	New Construct	76,000	03-05-2004	100		2 STY GUEST HOUSE							
306	07-16-2002	NC	New Construct	5,000	03-05-2004	100		FOUND FOR GUEST HOUS							

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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0080	1.503	W550	5.5000	72.34	2,893,600
1	1090	Multi Houses	RC	Residual	0.350	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	18,400
1	1090	Multi Houses		Undevelop	2.430	AC	2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	7,300
Total Card Land Units					3.70	AC	Parcel Total Land Area					3.70	Total Land Value			2,919,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2040	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id C Ownr		
Exterior Wall 1	14	Wood Shingle	B S		
Exterior Wall 2			Adjust Type Code Description Factor%		
Roof Structure	07	Gambrel	Condo Flr		
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	12	Hardwood	Net Other Adj 1,508,887		
Interior Floor 2			Replace Cost 138,478		
Heat Fuel	03	Gas	Year Built 2001		
Heat Type	05	Hot Water	Effective Year Built 2012		
AC Type	03	Central	Depreciation Code E		
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation % 9		
Extra Fixtures	1		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	03	Modern	Trend Factor 1.000		
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good 91		
Extra Openings	0		Cns Sect Rcnd 1,499,100		
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1610		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2040		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
DCK	Dock	L	860	45.00	2019	E	100	A	2.00	77,400
PTO	Patio	L	450	15.00	2001	A	70	C	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,651	2,651	2,651	256.00	678,667
BSM	Basement	0	2,651	530	51.18	135,682
DCK	Deck	0	880	88	25.60	22,528
FAT	Finished Attic	173	576	173	76.89	44,289
FEP	Finished Enclosed Porch	0	162	97	153.29	24,832
FGR	Garage	0	840	336	102.40	86,017
FHS	Finished Half Story	176	352	176	128.00	45,057
FOP	Open Porch	0	272	41	38.59	10,496
FUS	Finished Upper Story	1,802	1,802	1,802	256.00	461,319
Ttl Gross Liv / Lease Area		4,802	10,186	5,894		1,508,887



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SULLIVAN PATRICIA A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
307 BAY RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,810,900	1,810,900		
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1090	2,919,300	2,919,300		
Alt Prcl ID		Cyclical 7				RESIDNTL	1090	82,100	82,100		
Scnd Home		Exemption				Total				4,812,300	4,812,300
Tax Class T		W W									
Tot Fin Area 5952		District									
Total Acres 3.7		Res Exem									
Chapter Lan											
GIS ID F_874476_2831858		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SULLIVAN PATRICIA A	40751 0127	12-19-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
SULLIVAN CHRISTOPHER A	40623 0040	11-23-2011	U	I	1	1F	2023	1090	1,390,600	2022	1090	1,277,000	2021	1090	1,081,300		
SULLIVAN PATRICIA A	37887 0196	11-04-2009	U	I	1	1F		1090	2,063,800		1090	1,592,500		1090	1,328,400		
SULLIVAN CHRISTOPHER A	19121 0037	11-30-2000	U	I	775,000	1F		1090	63,400		1090	63,400		1090	63,400		
DPW RLTY TRUST	16292 0267	06-12-1998	U	I	100	1F	Total				3,517,800	Total		2,932,900	Total		2,473,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									
PREVIOUSLY ON 315 BAY RD BEFORE COMBINED									

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

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		
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0080	1.503			0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					3.70	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	572	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			326,280
Interior Floor 2			Net Other Adj		16,385
Heat Fuel	03	Gas	Replace Cost		342,665
Heat Type	04	Forced Air-Duc	Year Built		2003
AC Type	01	None	Effective Year Built		2012
Bedrooms	1		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		9
Total Rooms	3		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		91
Gas Fireplaces	0		Cns Sect Rcnld		311,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	572		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	Undeprc Value
BAS	First Floor	572	572	572	254.11	145,352
BSM	Basement	0	572	114	50.64	28,969
DCK	Deck	0	264	26	25.03	6,607
FUS	Finished Upper Story	572	572	572	254.11	145,352
Ttl Gross Liv / Lease Area		1,144	1,980	1,284		326,280

DCK (x2)

6
22

FUS
BAS
BSM
22
26

