

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SULLIVAN BRIAN P			0 Water	0 Two-Way	0 Average	Description RESIDNTL	Code 1020	Appraised 634,600	Assessed 634,600
SULLIVAN CARYL H			0 No Sewer	0 Paved	0 Average				
101 TUSSOCK BROOK RD		<b>SUPPLEMENTAL DATA</b>							
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0110.		Cyclical Exemption W					
		Scnd Hom		District Res Exem					
		Tax Class T		Assoc Pid#					
		Tot Fin Are 2106							
		Total Acres 0							
		Chapter La							
		GIS ID F_867164_2828849							
						Total	634,600	634,600	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SULLIVAN BRIAN P		51237 96	06-14-2019	Q	I	470,000	00	Year	Code	Assessed	Year	Code	Assessed
PILLSBURY KATHERINE H		17771 0100	08-16-1999	Q	I	397,500	00	2023	1020	627,600	2022	1020	488,900
								2021	1020	450,100			
						Total	627,600	Total	488,900	Total	450,100		

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
0001				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	634,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	634,600
Valuation Method	C
Total Appraised Parcel Value	634,600

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
19990141	04-30-1999	RM	Remodel	20,000	06-28-2000	100		INTERIOR FINISH OF B 2 STRY/GAR/DECK	08-02-2021	SJT	10		00	Measure & Listed
15064	08-11-1998	NC	New Construct	128,000	06-18-2000	100			05-19-2020	SJD	9		20	Field Review
									07-02-2013	SJD	3		30	Quality Control
									06-28-2000	KP		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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8005	C   8005   Own
Interior Wall 2			Bay Farm Tussock   B   1   S   1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TC	2 Bedroom TC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central	<b>COST / MARKET VALUATION</b>		
CNS Bedrooms	2				783,019
Full Baths	3		Net Other Adj		51,940
Half Baths	1		Replace Cost		834,973
Extra Fixtures	0		Year Built		1999
Total Rooms	6		Effective Year Built		1997
Bath Style	03	Modern	Depreciation Code		F
Kitchen Style	03	Modern	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	1		Depreciation %		24
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1071		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	05	Living Area	Percent Good		76
SF Fin Bsmt	864		Cns Sect Rcnd		634,600
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>FUS</b> (861 sf)
<b>BAS</b> (1,149 sf)
<b>BSM</b> (1,071 sf)
<b>FGR</b> (512 sf)
<b>WDK</b> (298 sf)

**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	1,149	1,149	1,149	318.43	365,876
BSM	Basement	0	1,071	214	63.63	68,144
FGR	Garage	0	512	205	127.50	65,278
FUS	Finished Upper Story	861	861	861	318.43	274,168
WDK	Deck	0	298	30	32.06	9,553
Ttl Gross Liv / Lease Area		2,010	3,891	2,459		783,019

