

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SAUER THEODOR C JR SAUER CAROL QUINLAN 105 TUSSOCK BROOK RD			0 Water	0 Two-Way	0 Average	Description RESIDNTL	Code 1020	Appraised 607,600	Assessed 607,600
			0 No Sewer	0 Paved	0 Average				
DUXBURY MA 02332		SUPPLEMENTAL DATA							
		Alt Prcl ID 082/160.0-0272-0110.	Cyclical Exemption W	6					
		Scnd Hom	Tax Class T	Tot Fin Are 1663	Total Acres 0				
		Chapter La	GIS ID F_867164_2828849	Assoc Pid#					
						Total	607,600	607,600	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SAUER THEODOR C JR	56177	323	12-15-2021	Q	I	640,000	00	Year	Code	Assessed	Year	Code	Assessed
MCINNIS REBECCA S	48066	0099	01-31-2017	Q	I	405,000	00	2023	1020	583,900	2022	1020	420,000
WHELAN DENISE M	19376	0054	02-15-2001	Q	I	333,000	00				2021	1020	420,000
MARTIN ROBERT W	17292	0292	03-29-1999	Q	I	259,900	00						
						Total	583,900	Total	420,000	Total	420,000		

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
0001			

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	607,600
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	607,600
Valuation Method	C
Total Appraised Parcel Value	607,600

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
15068	08-12-1998	NC	New Construct	110,000	06-28-2000	100		UNIT ON 2ND LEVEL	04-11-2022	SJD	9	1	00	Measure & Listed
									12-05-2017	SJD	9		01	Measure - No Entry
									07-02-2013	SJD	3		30	Quality Control
									01-01-2000	KP		6	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	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8005	C   8005
Interior Wall 2					Own
Interior Floor 1	12	Hardwood		Bay Farm Tussock	B   1   S   1
Interior Floor 2	14	Carpet	Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2AC	2 Bedroom AC
Heat Type	05	Hot Water	Condo Unit	2A	2A
AC Type	03	Central			Factor%
CNS Bedrooms	2				118
Full Baths	3		<b>COST / MARKET VALUATION</b>		
Half Baths	0				95
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	03	Modern	Net Other Adj		656,425
Kitchen Type	4	Full Eat-In	Replace Cost		42,000
Kitchen Func	1		Year Built		698,429
Parking Class	3	Deeded	Effective Year Built		1999
SF Basement	773		Depreciation Code		2008
Bsmt Garage	0		Remodel Rating		G
Fireplaces	0		Year Remodeled		
Part Bedroom	0		Depreciation %		13
FBM Quality	04	Above Average	Functional Obsol		
SF Fin Bsmt	700		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplace	1		Condition		
Parking			Condition %		
AMENITY 1	2	Deck	Percent Good		87
Amenity 2			Cns Sect Rcnld		607,600
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,684 sf)
BSM (773 sf)
FGR (609 sf)
WDK (162 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	
BSM	Basement	0	773	155	62.71	48,473	
FGR	Garage	0	609	244	125.30	76,307	
FUS	Finished Upper Story	1,684	1,684	1,684	312.73	526,641	
WDK	Deck	0	162	16	30.89	5,004	
Ttl Gross Liv / Lease Area		1,684	3,228	2,099		656,425	

