

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CUTRONE-MULLIN TERESA			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MULLIN BRIAN P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	380,000	380,000
35 TORREY LN		SUPPLEMENTAL DATA				RES LAND	1010	491,600	491,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2164 Total Acres 1.528 Chapter Lan GIS ID F_873267_2832458		Cyclical 7 Exemption W District Res Exem Assoc Pid#					
						Total		871,600	871,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CUTRONE-MULLIN TERESA		38791 0128	07-30-2010	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed
KOHL DEBORAH R		36492 0118	10-31-2008	U	I	1	1F	2023	1010	302,700	2022	1010	282,700
									1010	480,300		1010	405,200
								Total		783,000	Total		687,900
								Total			Total		634,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
		Total	400.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 380,000
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 491,600
 Special Land Value 0
 Total Appraised Parcel Value 871,600
 Valuation Method C

Total Appraised Parcel Value 871,600

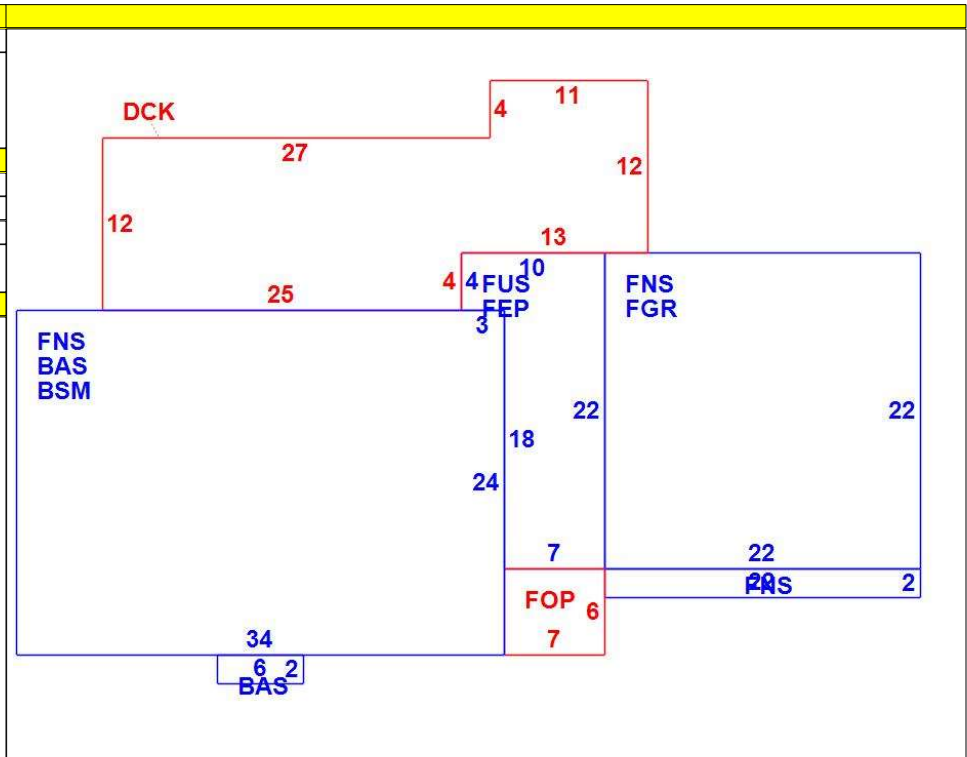
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES											

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-21-24	10-05-2021	MN	Maintenance	725		100	11-15-2021	Remove and replace entry door.	08-22-2019	SJT	10		00	Measure & Listed
qp-19-220	09-10-2019	MN	Maintenance	17,100		100		24 WINDOWS	04-12-2013	VGS			20	Field Review
									11-10-2010	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	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		TP95	0.9500	461,900
1	1010	Single Family	RC	Residual	0.610 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	29,700
Total Card Land Units					1.53 AC	Parcel Total Land Area					1.53	Total Land Value			491,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			495,910
Interior Floor 2			Net Other Adj		24,700
Heat Fuel	02	Oil	Replace Cost		520,611
Heat Type	05	Hot Water	Year Built		1981
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		380,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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	828	828	828	182.86	151,406
BSM	Basement	0	816	163	36.53	29,806
DCK	Deck	0	448	45	18.37	8,229
FEP	Finished Enclosed Porch	0	166	100	110.16	18,286
FGR	Garage	0	484	194	73.29	35,474
FNS	Finished 90% Story	1,210	1,344	1,210	164.63	221,258
FOP	Open Porch	0	42	6	26.12	1,097
FUS	Finished Upper Story	166	166	166	182.86	30,354
Ttl Gross Liv / Lease Area		2,204	4,294	2,712		495,910

