

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BAUMAN DONNA M CREED TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
DONNA CREED BAUMAN REVOCABL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	629,200	629,200
58 MULLINS AVE		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	586,000	586,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1815 Total Acres .57 Chapter Lan			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	10,500	10,500
GIS ID F_871711_2831456		Assoc Pid#			Total		1,225,700	1,225,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BAUMAN DONNA M CREED TT		51320 150	07-01-2019	Q	I	828,018	00	Year	Code	Assessed	Year	Code	Assessed
BALDWIN JOHN S		50282 0131	09-12-2018	U	V	312,000	1P	2023	1010	483,100	2022	1010	484,600
BIRD ROBERT F TT		38398 0122	04-06-2010	U	V	1	1F		1010	459,300		1010	407,700
									1010	7,700		1010	7,700
		Total						950,100		Total		900,000	
										Total		728,400	

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
0040				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	629,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	586,000
Special Land Value	0
Total Appraised Parcel Value	1,225,700
Valuation Method	C
Total Appraised Parcel Value	1,225,700

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
2019-81	03-18-2019	BP	Bldg Permit	5,500	06-12-2019	100		FURNISH AND INSTALL ALL DU SINGLE FAMILY 1ST FLR: 1050'	07-19-2022	SJD	3		30	Quality Control
2018-342	09-10-2018	NC	New Construct	216,000	06-12-2019	100			01-21-2021	SJT	2		20	Field Review
									06-12-2019	SJT	5		05	Measure - Under Construct
									01-01-2018	AO	3		99	Vacant Land

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	24,829 SF	12.97	1.00000	5	1.00	0040	1.820		1.0000	23.60	586,000	
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			586,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1175	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	06	Board & Batten			B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	02	Wall Board	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			618,762
Interior Floor 2			Net Other Adj		29,925
Heat Fuel	03	Gas	Replace Cost		648,688
Heat Type	04	Forced Air-Duc	Year Built		2019
AC Type	03	Central	Effective Year Built		2018
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		3
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens			Condition		
Fireplaces	1		Condition %		97
Extra Openings			Percent Good		629,200
Gas Fireplaces			Cns Sect Rcnld		
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area	1175		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
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,175	1,175	1,175	260.31	305,867
BSM	Basement	0	1,175	235	52.06	61,173
FGR	Garage	0	624	250	104.29	65,078
FOP	Open Porch	0	120	18	39.05	4,686
FSP	Screened Porch	0	144	29	52.42	7,549
FUS	Finished Upper Story	640	640	640	260.31	166,600
TDK	Trex Deck	0	296	30	26.38	7,809
Ttl Gross Liv / Lease Area		1,815	4,174	2,377		618,762

