

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TEJADA SERGIO			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
SEYMOUR KATHRYN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	603,000	603,000
31 MULLINS AVE				0 Light		RES LAND	1010	484,300	484,300
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 7					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1956				District					
Total Acres .23				Res Exem					
Chapter Lan									
GIS ID F_872113_2831138				Assoc Pid#					
Total							1,087,300		1,087,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TEJADA SERGIO		52881 86	06-09-2020	Q	I	775,000	00	Year	Code	Assessed	Year	Code	Assessed		
WATERMARK LLC		51885 55	11-01-2019	U	I	235,000	1	2023	1010	460,800	2022	1010	464,800		
MOONEY JOHN W		3853 0513	01-11-1973	U	I	15,000	1		1010	377,700	2021	1010	331,600		
Total							838,500		Total		796,400		Total		677,100

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	603,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	484,300
Special Land Value	0
Total Appraised Parcel Value	1,087,300
Valuation Method	C
Total Appraised Parcel Value	1,087,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES									

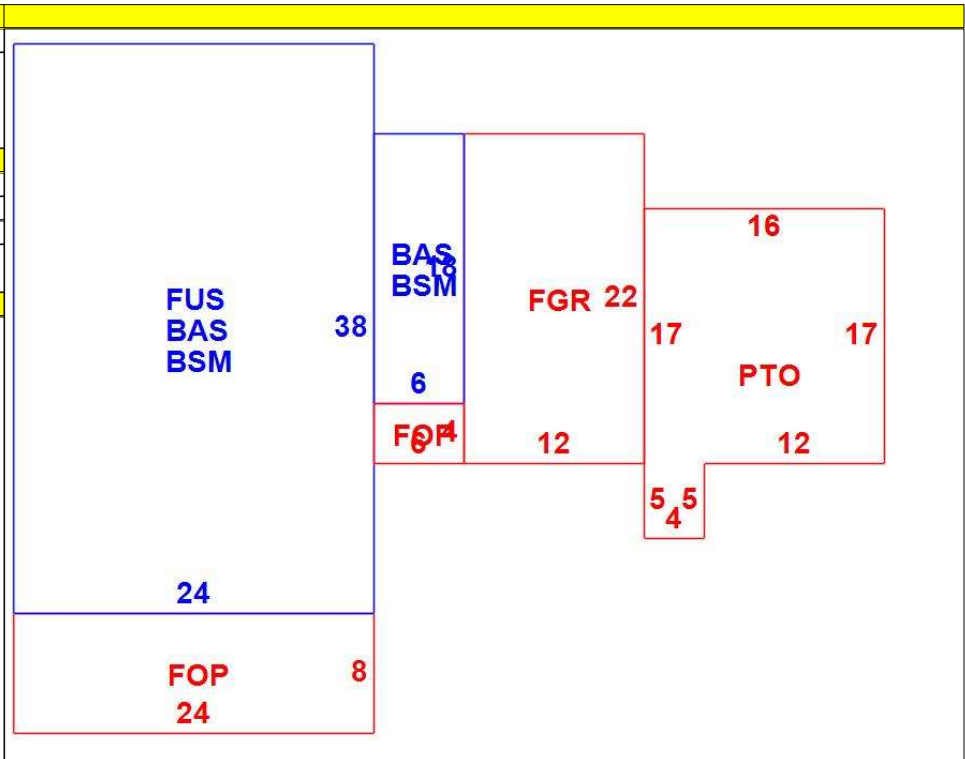
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
MBP-20-3	02-04-2020	BP		16,000	05-07-2020	100	04-27-2020	INSTALL 2 HEATING & AC SYS		07-19-2022	SJD	3		30	Quality Control
BP-19-376	11-20-2019	NC		250,000	02-19-2020	100		Construct SF 1st flr: 1020 sf & 91		05-07-2020	SJT	5		20	Field Review
BP-19-359	11-01-2019	DM		4,000	12-26-2019	100		Demo Existing Structure		02-19-2020	SJT	5		05	Measure - Under Construct
83	07-20-2009	RM	Remodel	13,420		100		WSIDING,WINDS,DRS,RF		12-26-2019	SJT	5		12	Property Est. - No Access
										04-12-2013	VGS			20	Field Review
										04-15-2008	BSB			01	Measure - No Entry

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	10,019 SF	26.56	1.00000	5	1.00	0040	1.820		1.0000	48.34	484,300	
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			484,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	07	Very Good	Unfin Area	0.00	None
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	595,286
Replace Cost	20,000
Year Built	615,286
Effective Year Built	2019
Depreciation Code	2019
Remodel Rating	G
Year Remodeled	
Depreciation %	2
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	98
Cns Sect Rcnld	603,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	1,020	1,020	1,020	260.06	265,265
BSM	Basement	0	1,020	204	52.01	53,053
FGR	Garage	0	264	106	104.42	27,567
FOP	Open Porch	0	216	32	38.53	8,322
FUS	Finished Upper Story	912	912	912	260.06	237,178
PTO	Patio	0	292	15	13.36	3,901
Ttl Gross Liv / Lease Area		1,932	3,724	2,289		595,286

