

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CULLINAN MARC CULLINAN ERICA 101 ST GEORGE ST  DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 Septic	0 Paved	0 Average	RESIDNTL	1090	1,402,500	1,402,500	
				0 Heavy		RES LAND	1090	1,305,700	1,305,700	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1090	209,600	157,100	
Alt Prcl ID		Scnd Home		Cyclical Exemption						
Tax Class T		Tot Fin Area 4902		District W						
Total Acres 1.108		Chapter Lan		Res Exem						
GIS ID F_879730_2843658		Assoc Pid#								
						Total	2,917,800	2,865,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CULLINAN MARC		54797 319	04-15-2021	Q	I	2,550,000	00	Year	Code	Assessed	Year	Code	Assessed
OBRIEN JOSEPH W		40679 0221	12-05-2011	U	I	770,000	1	2023	1090	1,335,700	2022	1090	1,087,100
101 ST GEORGE ST RLTY TRUST		15975 0318	03-11-1998	U	I	1	1F		1090	1,139,000	2021	1090	1,000,200
									1090	5,800		1090	409,600
									1090	5,800		1090	5,800
						Total		2,480,500	Total	1,584,500	Total		1,415,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										1,402,500			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										209,600			
Appraised Land Value (Bldg)										1,305,700			
Special Land Value										0			
Total Appraised Parcel Value										2,917,800			
Valuation Method										C			
Total Appraised Parcel Value										2,917,800			

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
BPO-22-524	01-03-2023	SP	Solar Panels	115,440	06-20-2023	100	04-04-2023	50 SOLAR PANELS	06-20-2023	SJT	5		06	Inspection Only
BPO-22-352	10-17-2022	NC	New Construct	110,000	06-20-2023	100		20X40 INGROUND GUNITE PO	10-26-2021	SJT	10		20	Field Review
2015-264	09-08-2015	MS	Miscellaneous	5,500		100		INSTALL 2 VELUX SKYLIGHTS I	08-09-2013	BH			01	Measure - No Entry
2014-185	09-17-2014	MN	Maintenance	3,000		100		REPAIR EXTERIOR WALL	04-12-2013	VGS			20	Field Review
2014-204	07-22-2014	BP	Bldg Permit	16,000		100		REMOVE 12' X 22' DECK ON A	10-10-2012	KP	6		30	Quality Control
2014-129	07-11-2014	MN	Maintenance	39,000		100		REPLACE 10 WINDOWS AND 3	12-28-2011	KP		1	00	Measure & Listed
2014-118	07-02-2014	MN	Maintenance	4,000		100		STRIP & REROOF 12 SQUARE						

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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400
1	1090	Multi Houses	RC	Residual	0.190 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	24,300
Total Card Land Units					1.11 AC	Parcel Total Land Area					1.11	Total Land Value			1,305,700



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			0 Septic	0 Paved	0 Average	RESIDNTL	1090	1,402,500	1,402,500	
		<b>SUPPLEMENTAL DATA</b>				RES LAND	1090	1,305,700	1,305,700	
		Alt Prcl ID	Cyclical Exemption W		8	RESIDNTL	1090	209,600	157,100	
		Scnd Home	District Res Exem			Total		2,917,800	2,865,300	
		Tax Class T	Assoc Pid#							
		Tot Fin Area 4902								
		Total Acres 1.108								
		Chapter Lan								
		GIS ID F_879730_2843658								

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OBRIEN JOSEPH W		40679 0221	12-05-2011	U	I	770,000	1	2023	1090	1,335,700	2022	1090	1,087,100
101 ST GEORGE ST RLTY TRUST		15975 0318	03-11-1998	U	I	1	1F		1090	1,139,000		1090	491,600
									1090	5,800		1090	5,800
								Total		2,480,500	Total		1,584,500
								Total			Total		1,415,600

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
0090					1,402,500	0	209,600	1,305,700	0	2,917,800	C
Total Appraised Parcel Value					2,917,800						

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

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.11	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	05	Ave/Good	Unfin Area	0.00	Crawl
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			300,155
Interior Floor 2			Net Other Adj		6,500
Heat Fuel	03	Gas	Replace Cost		306,655
Heat Type	04	Forced Air-Duc	Year Built		1850
AC Type	01	None	Effective Year Built		2003
Bedrooms	1		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		251,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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
SLR	Solar Panels	L	50	1050.00	2022	A	70	C	1.00	52,500
PTO	Patio	L	696	15.00	2015	A	70	C	1.00	7,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	888	888	888	229.48	203,775
DCK	Deck	0	144	14	22.31	3,213
FGR	Garage	0	290	116	91.79	26,619
FHS	Finished Half Story	290	580	290	114.74	66,548
Ttl Gross Liv / Lease Area		1,178	1,902	1,308		300,155

