

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KULLAK CHRISTOPHER			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
KULLAK JAIME			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	883,200	883,200
27 SUNSET RD		SUPPLEMENTAL DATA			RES LAND	1010	961,600	961,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2754 Total Acres .22 Chapter Lan			Cyclical 8 Exemption W District Res Exem				
GIS ID F_880666_2841831		Assoc Pid#			Total 1,844,800 1,844,800				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KULLAK CHRISTOPHER		56123 147	12-06-2021	Q	I	1,625,000	00	Year	Code	Assessed	Year	Code	Assessed
BRAY KYLE MATTHEW		48308 0093	04-13-2017	Q	I	1,090,000	00	2023	1010	677,500	2022	1010	621,800
PLOTKIN GARY A & LANGE ELIZABETH		37066 0223	04-15-2009	Q	I	869,000	00		1010	828,900		1010	559,800
KALIL SAMUEL K		25090 0161	05-12-2003	U	I	1	1F						
KALIL SAMUEL K		18502 0206	05-08-2000	U	I	100	1L						
Total								1,506,400	Total	1,181,600	Total	1,056,100	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	883,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	961,600
Special Land Value	0
Total Appraised Parcel Value	1,844,800
Valuation Method	C
Total Appraised Parcel Value	1,844,800

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
2016-142	08-03-2016	MN	Maintenance	3,900		100		REPLACE 4 WINDOWS	02-16-2023	SJT	0		00	Measure & Listed
184	07-20-2012	NC	New Construct	18,000	08-02-2013	100		16X16' SCREENED PORCH, WI	04-20-2018	SJD	9		01	Measure - No Entry
85	04-22-2010	MN	Maintenance	2,500		100		EAGLE CASEMENTS	09-19-2017	JLF	2		20	Field Review
88	06-09-2009	RM	Remodel	55,000		100		FIN BASEMENT 625'	08-02-2013	BH			01	Measure - No Entry
56	05-04-2009	RM	Remodel	30,000		100		MASTER BDRM & BATH	04-12-2013	VGS			20	Field Review
38	04-08-2009	NC	New Construct	45,000		100		20X25 MS SUITE	07-16-2009	KP		1	00	Measure & Listed
466	09-28-2004	AD	Addition	8,000		100		1ST FL ATTH GARAGE						

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	9,583 SF	27.41	1.00000	5	1.00	0090	3.661		1.0000	100.34	961,600
Total Card Land Units					0.22 AC	Parcel Total Land Area					0.22	Total Land Value			961,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1377	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			939,759
Interior Floor 2			Net Other Adj		75,440
Heat Fuel	03	Gas	Replace Cost		1,015,198
Heat Type	05	Hot Water	Year Built		1914
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		883,200
Sq Ft Fin Bsmt	600		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1377		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	1,377	1,377	1,377	294.13	405,023
BSM	Basement	0	1,377	275	58.74	80,887
FOP	Open Porch	0	35	5	42.02	1,471
FSP	Screened Porch	0	256	51	58.60	15,001
FUS	Finished Upper Story	1,377	1,377	1,377	294.13	405,023
PTO	Patio	0	828	41	14.56	12,059
SHD	Attached Shed	0	198	69	102.50	20,295
Ttl Gross Liv / Lease Area		2,754	5,448	3,195		939,759

