

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SULLIVAN FRANCIS JR SULLIVAN MARY E 31 HUNT FARM DR DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	488,400	488,400
				0 Light		RES LAND	1010	332,500	332,500
SUPPLEMENTAL DATA									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2304 Total Acres .918 Chapter Lan GIS ID F_859658_2857917				Cyclical 1 Exemption W District Res Exem Assoc Pid#					
						Total		820,900	820,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SULLIVAN FRANCIS JR		9890 297	08-10-1990	Q	I	279,100	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	393,100	2022	1010	360,300
									1010	345,800		1010	285,000
								Total		738,900	Total		645,300
								Total			Total		565,500

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)	488,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	332,500
Special Land Value	0
Total Appraised Parcel Value	820,900
Valuation Method	C
Total Appraised Parcel Value	820,900

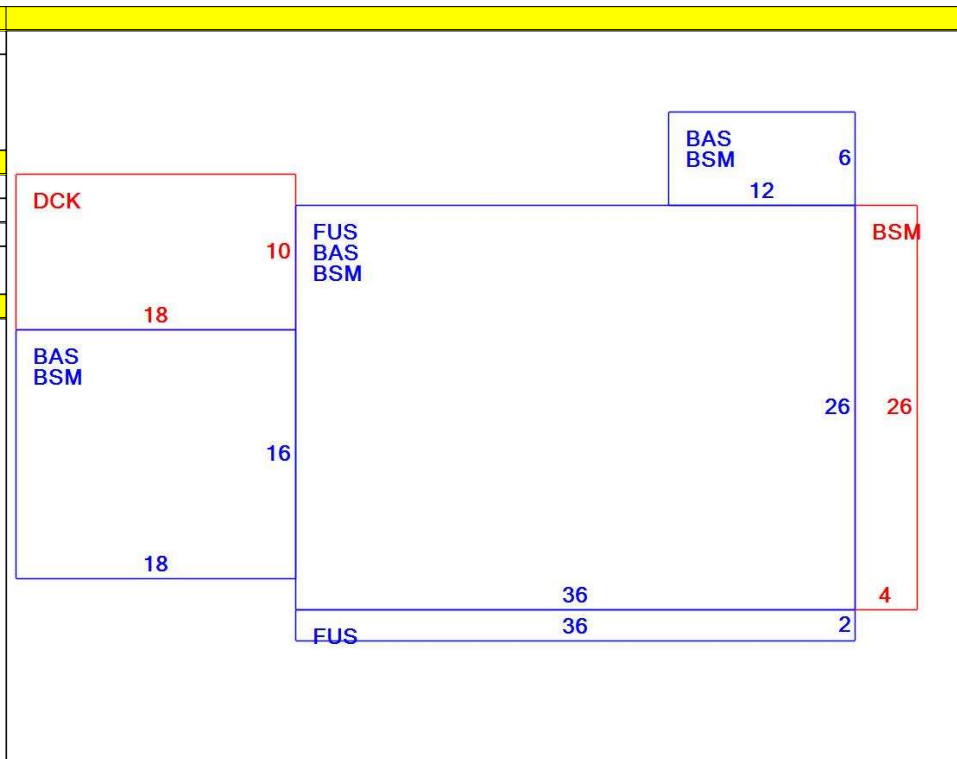
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

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
13972	03-18-1996	NC	New Construct	5,500	06-05-1998	100		BASEMNT W/PARTITIONS BUILD NEW HOUSE	09-18-2018	SJD			20	Field Review
11392	10-16-1989	NC	New Construct	125,500	01-01-1991	100			04-12-2013	VGS			20	Field Review
									08-22-2007	BSB		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	0050	1.000		ES95	0.9500	8.75	332,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			332,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1400	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			601,333
Interior Floor 2			Net Other Adj		41,360
Heat Fuel	02	Oil	Replace Cost		642,693
Heat Type	05	Hot Water	Year Built		1989
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
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	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		488,400
Sq Ft Fin Bsmt	350		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1400		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	1,296	1,296	1,296	231.10	299,511	
BSM	Basement	0	1,400	280	46.22	64,709	
DCK	Deck	0	180	18	23.11	4,160	
FUS	Finished Upper Story	1,008	1,008	1,008	231.10	232,953	
Ttl Gross Liv / Lease Area		2,304	3,884	2,602		601,333	

