

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MULFORD R EDWARD		0	Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MULFORD PHILIPPA G		0	No Sewer	0 Paved	0 Average	RESIDENTL	1010	1,072,600	1,072,600
PO BOX 2016				0 Medium		RES LAND	1010	1,650,500	1,650,500
SUPPLEMENTAL DATA									
DUXBURY MA 02331	Alt Prcl ID	Cyclical 9							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 3866	District							
	Total Acres 1.298	Res Exem							
	Chapter Lan								
	GIS ID F_879043_2832152	Assoc Pid#							
Total								2,723,100	2,723,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MULFORD R EDWARD	LCC	81474	05-24-1991	Q	I	212,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	811,600	2022	1010	741,000
									1010	1,439,800		1010	979,500
								Total		2,251,400	Total		1,720,500
								Total			Total		1,606,700

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)	1,072,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,650,500
Special Land Value	0
Total Appraised Parcel Value	2,723,100
Valuation Method	C
Total Appraised Parcel Value	2,723,100

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

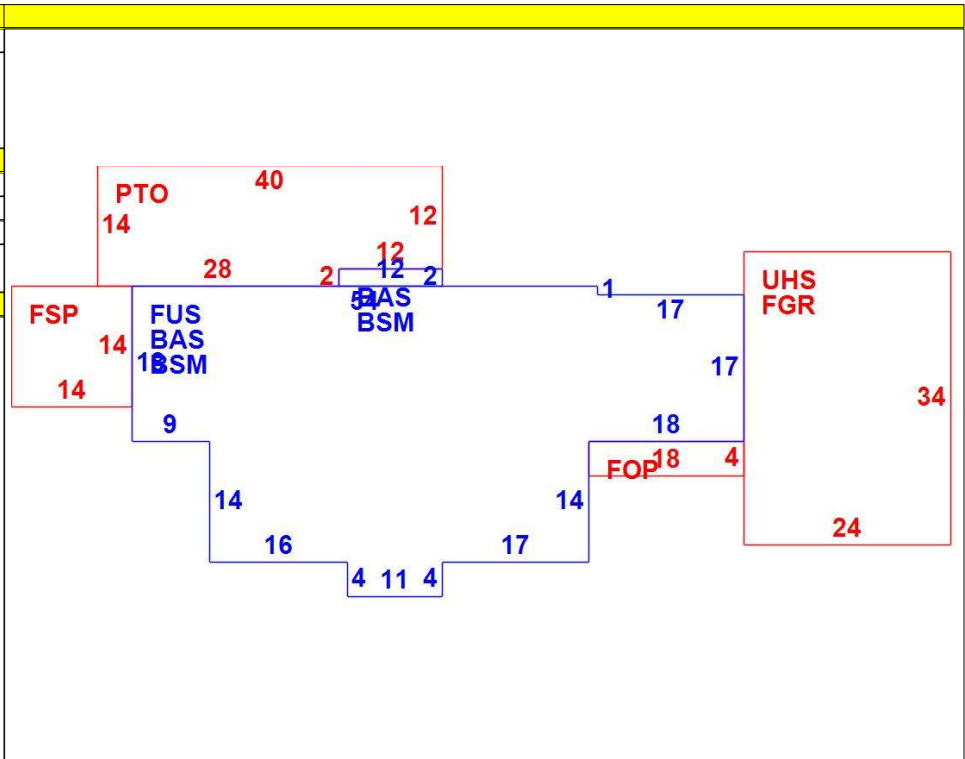
NOTES									
EXT BATH FIX (WHIRLPOOL TUB/EXTRA TOILET)									

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
2014-120	07-07-2014	MN	Maintenance	7,500		100		REPLACE 11 WINDOWS		01-11-2023	SJT	10		01	Measure - No Entry
2013-33	03-28-2013	MN	Maintenance	32,450		100		STRIP & REROOF 33 SQUARE		04-12-2013	VGS			20	Field Review
181	11-30-2009	MN	Maintenance	4,595		100		9 RPL WINDOWS		12-20-2006	KP		1	00	Measure & Listed
11907	05-22-1991	NC	New Construct	224,000	01-01-1994	100		2STY HSE 32X44 ATTGR							

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	0090	3.661		V125	1.2500	40.05	1,601,800	
1	1010	Single Family	RC	Residual	0.380	AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	48,700	
Total Card Land Units					1.30	AC	Parcel Total Land Area					1.30	Total Land Value					1,650,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1945	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	408.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,165,255
Interior Floor 2			Replace Cost		39,900
Heat Fuel	03	Gas	Year Built		1,205,156
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	01	None	Depreciation Code		2010
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	11	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor	1.000	
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good	89	
Extra Openings	1		Cns Sect Rcnd		1,072,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1945		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	1,945	1,945	1,945	239.67	466,150
BSM	Basement	0	1,945	389	47.93	93,230
FGR	Garage	0	816	326	95.75	78,131
FOP	Open Porch	0	72	11	36.62	2,636
FSP	Screened Porch	0	196	39	47.69	9,347
FUS	Finished Upper Story	1,921	1,921	1,921	239.67	460,398
PTO	Patio	0	536	27	12.07	6,471
UHS	Unfinished Half Story	0	816	204	59.92	48,892
Ttl Gross Liv / Lease Area		3,866	8,247	4,862		1,165,255

