

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
OSULLIVAN KEVIN			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
DUNN LAURIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	492,400	492,400		
6 PRISCILLA LN				0 Light		RES LAND	1010	957,300	957,300		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1955 Total Acres .26 Chapter Lan			Cyclical 9 Exemption W District Res Exem			RESIDNTL	1010	42,500	42,500
GIS ID F_880782_2829291		Assoc Pid#			Total			1,492,200	1,492,200		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OSULLIVAN KEVIN		41885 0182	08-31-2012	U	I	500,000	1	Year	Code	Assessed	Year	Code	Assessed
OSULLIVAN JOHN T & R KATHERINE		3806 0715	08-11-1972	U	I	26,900	1	2023	1010	375,200	2022	1010	343,600
									1010	1,089,100		1010	986,600
									1010	25,400		1010	19,100
								Total		1,489,700	Total		1,349,300
								Total			Total		880,300

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

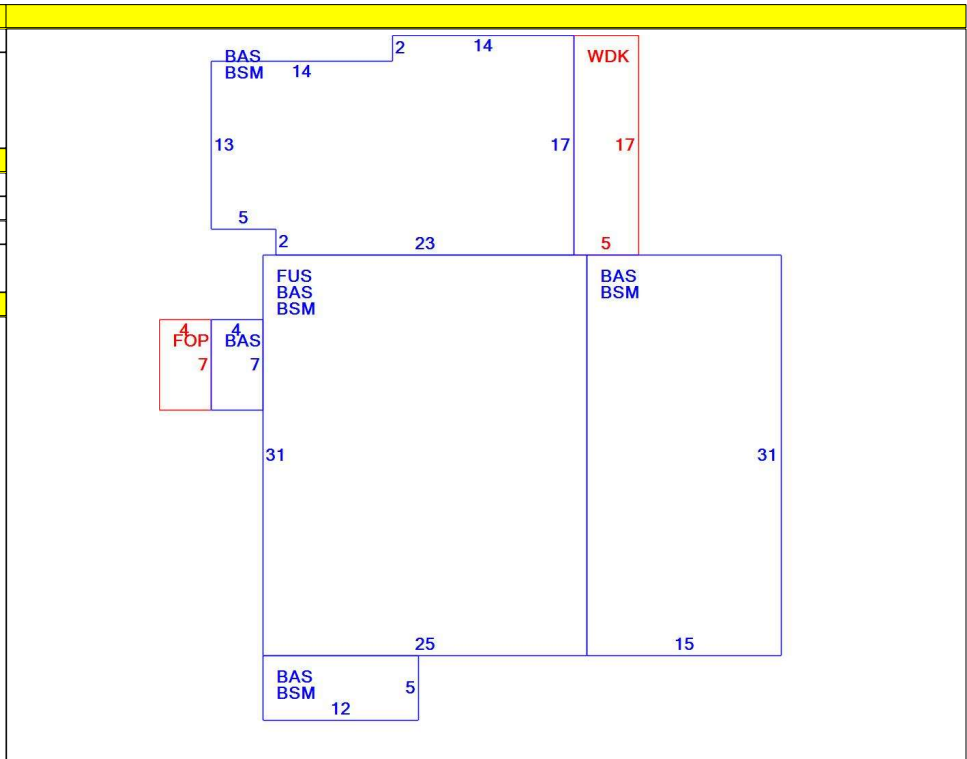
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	492,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	42,500
Appraised Land Value (Bldg)	957,300
Special Land Value	0
Total Appraised Parcel Value	1,492,200
Valuation Method	C
Total Appraised Parcel Value	1,492,200

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
2013-69	04-17-2013	AD	Addition	59,000		100		ONE STORY ADDITION 448' CO VINYL POOL	05-12-2014	JLF	5		30	Quality Control
332	07-09-2004	NC	New Construct	18,000		100			08-06-2013	BH			00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									08-27-2008	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	11,326 SF	24.02	1.00000	5	1.00	0100	3.519		1.0000	84.52	957,300
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value			957,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1180	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	2		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		655,806
Interior Floor 2			Replace Cost		37,760
Heat Fuel	03	Gas	Year Built		1930
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	01	None	Depreciation Code		G
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		492,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1180		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
SHD1	Shed	L	324	21.00	1985	A	70	C	1.00	4,800
SPL1	Ing Pool - Ave	L	648	64.00	2004	A	70	C	1.00	29,000
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,766	1,766	1,766	225.98	399,088
BSM	Basement	0	1,738	348	45.25	78,642
FOP	Open Porch	0	28	4	32.28	904
FUS	Finished Upper Story	775	775	775	225.98	175,138
WDK	Deck	0	85	9	23.93	2,034
Ttl Gross Liv / Lease Area		2,541	4,392	2,902		655,806

