

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
MULHERN DANIEL M JR NYBERG MEGHAN L MULHERN 83 GURNET RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	463,500	463,500							
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	1,284,800	1,284,800							
		Alt Prcl ID		Cyclical		8		RESIDNTL	1010	18,600	18,600							
		Scnd Home		Exemption		W												
		Tax Class T		District		SEAWALL 2 G1 OF												
		Tot Fin Area 1716		Res Exem														
		Total Acres .17		Chapter Lan														
		GIS ID F_887218_2851005		Assoc Pid#														
								Total		1,766,900	1,766,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MULHERN DANIEL M JR MULHERN DANIEL M TT ADAM RLTY TRUST		51752	135	10-04-2019	U	I		100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		37714	0193	09-15-2009	U	I		100	1A	2023	1010	352,800	2022	1010	322,900	2021	1010	292,500
		17818	0005	08-30-1999	Q	I		450,000	00		1010	1,035,300		1010	870,000		1010	836,200
											1010	13,500		1010	13,500		1010	7,500
		Total								Total		1,401,600	Total		1,206,400	Total		1,136,200
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										
0120																		
NOTES																		
VINYL SHINGLE SIDING 3/2018 - JLF																		
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		
219	10-14-2010	MS	Miscellaneous	17,300		100		VERTICAL LIFT(HP) D			03-20-2018	JLF	10	1	00	Measure & Listed		
175	05-07-2003	AD	Addition	105,000		100		2 STRY ADD/GRG EXTEN			04-12-2013	VGS			20	Field Review		
12122	11-25-1991	RM	Remodel	2,600	01-01-1993	100		REPAIRS TO WALL PCH			09-30-2005	KP		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	7,405 SF	33.11	1.00000	5	1.00	0120	2.096			W250	2.5000	173.50	1,284,800	
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value					1,284,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	702	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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	14	Carpet			523,403
Interior Floor 2	20	Laminate Wood	Net Other Adj		28,350
Heat Fuel	03	Gas	Replace Cost		551,753
Heat Type	05	Hot Water	Year Built		1950
AC Type	01	None	Effective Year Built		2005
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		16
Total Rooms	6		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		84
Gas Fireplaces	0		Cns Sect Rcnd		463,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	702		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	26	4
FUS BAS	26	4
FUS BAS BSM	26	27
DCK	26	10
	26	

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
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	910	910	910	278.11	253,080
BSM	Basement	0	702	140	55.46	38,935
DCK	Deck	0	260	26	27.81	7,231
FUS	Finished Upper Story	806	806	806	278.11	224,157
Ttl Gross Liv / Lease Area		1,716	2,678	1,882		523,403

