

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
101 GURNET ROAD LLC				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed					
				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	291,800	291,800	VISION				
101 GURNET RD						0 Light				RES LAND	1010	1,289,000	1,289,000					
SUPPLEMENTAL DATA																		
DUXBURY MA 02332		Alt Prcl ID		Scnd Home NEW FY 2025		Cyclical Exemption		8										
		Tax Class T		Tot Fin Area 1620		District SEAWALL 2 G1 OF		Res Exem										
		Total Acres .172		Chapter Lan		GIS ID F_887244_2850748		Assoc Pid#										
										Total		1,580,800	1,580,800					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
REICHMAN PAUL			57973	232	06-02-2023		Q	I	1,700,000		00	Year	Code	Assessed	Year	Code	Assessed	
101 GURNET ROAD LLC			51527	85	08-20-2019		U	I	100		1A	2023	1010	209,900	2022	1010	191,700	
COLEMAN MARY L TT			38403	256	04-08-2010		U	I	100		1F		1010	1,039,500	2021	1010	872,800	
										Total		1,249,400	Total	1,064,500	Total	1,011,300		
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										Appraised Bldg. Value (Card) 291,800								
										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 0								
										Appraised Land Value (Bldg) 1,289,000								
										Special Land Value 0								
										Total Appraised Parcel Value 1,580,800								
										Valuation Method C								
										Total Appraised Parcel Value 1,580,800								
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			
2018-90	05-17-2018	MN	Maintenance	5,000		100		STRIP & REROOF		09-01-2023	SJD	9	1	00	Measure & Listed			
55	06-05-2006	MS	Miscellaneous	2,635		100		ROOF		03-20-2018	JLF	10		01	Measure - No Entry			
12379	06-19-1992	MN	Maintenance	6,000	01-01-1993	100		PORCH, DK,LAUNDRY RM		04-12-2013	VGS			20	Field Review			
										10-09-1999	B&K		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	7,500 SF	32.80	1.00000	5	1.00	0120	2.096			W250	2.5000	171.87	1,289,000	
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value					1,289,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	442	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
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	14	Carpet			391,647
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	03	Gas	Replace Cost		405,297
Heat Type	05	Hot Water	Year Built		1935
AC Type	01	None	Effective Year Built		1993
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		28
Total Rooms	7		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		72
Gas Fireplaces	0		Cns Sect Rcnd		291,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	442		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	866	866	866	208.77	180,792
BSM	Basement	0	442	88	41.56	18,371
FEP	Finished Enclosed Porch	0	260	156	125.26	32,568
FOP	Open Porch	0	32	5	32.62	1,044
FUS	Finished Upper Story	754	754	754	208.77	157,410
TDK	Trex Deck	0	24	2	17.40	418
WDK	Deck	0	48	5	21.75	1,044
Ttl Gross Liv / Lease Area		1,620	2,426	1,876		391,647

