

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
SULLIVAN JAMES				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed										
SULLIVAN MARY				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	244,900	244,900	VISION									
10 EXCHANGE COURT #617						0 Light				RES LAND	1010	589,500	589,500										
SUPPLEMENTAL DATA																							
PAWTUCKET RI 02860		Alt Prcl ID		Scnd Home NEW FY2025		Cyclical Exemption W		8															
		Tax Class T		Tot Fin Area 1566		District		Res Exem															
		Total Acres .114		Chapter Lan		GIS ID F_886867_2851338		Assoc Pid#															
											Total		834,400		834,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
FOUR BIRDS DEVELOPMENT LLC				58254 211		09-06-2023		U I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
THOMS KELLY				57864 202		04-28-2023		Q I		870,000		00		2023	1010	187,900	2022	1010	154,700	2021	1010	157,600	
SULLIVAN JAMES				51162 098		05-29-2019		Q I		535,000		00			1010	485,600		1010	413,600		1010	371,400	
OBRIEN BERNICE F TT				20443 316		08-29-2001		U I		1		1F											
											Total		673,500		Total		568,300		Total		529,000		
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 Appraised Bldg. Value (Card) 244,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 589,500 Special Land Value 0 Total Appraised Parcel Value 834,400 Valuation Method C											
Nbhd	Nbhd Name			B	Tracing			Batch															
0120																							
NOTES																							
												Total Appraised Parcel Value 834,400											
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						
												05-14-2020	SJD	9		20	Field Review						
												11-09-2015	JLF	10		01	Measure - No Entry						
												04-12-2013	VGS			20	Field Review						
												08-19-2008	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	5,000 SF	45.00	1.00000	5	1.00	0120	2.096			V125	1.2500	94.32	589,500						
Total Card Land Units					0.11	AC	Parcel Total Land Area					0.11	Total Land Value					589,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	03	Average	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1		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			329,596
Interior Floor 2			Net Other Adj		10,500
Heat Fuel	03	Gas	Replace Cost		340,096
Heat Type	04	Forced Air-Duc	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	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		72
Gas Fireplaces	0		Cns Sect Rcnd		244,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	810	810	810	163.49	132,427	
DCK	Deck	0	70	7	16.35	1,144	
FAT	Finished Attic	243	810	243	49.05	39,728	
FEP	Finished Enclosed Porch	0	243	146	98.23	23,870	
FUS	Finished Upper Story	810	810	810	163.49	132,427	
Ttl Gross Liv / Lease Area		1,863	2,743	2,016		329,596	

