

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OSULLIVAN BRYAN T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
OSULLIVAN BARBARA G			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	637,700	637,700
600 SUMMER ST E21				0 Heavy		RESIDNTL	1020	8,700	8,700
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID 082/030.0-0260-0000.			Cyclical Exemption W	1			
		Scnd Hom			District Res Exem				
		Tax Class T			Assoc Pid#				
		Tot Fin Are 1582							
		Total Acres							
		Chapter La							
		GIS ID F_858468_2841696							
Total							646,400	646,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OSULLIVAN BRYAN T	49293	0282	12-13-2017	Q	I	520,000	00	Year	Code	Assessed	Year	Code	Assessed
MARTINEZ C & NAZARETIAN C TT	48772	0185	08-09-2017	U	I	100	1A	2023	1020	631,700	2022	1020	545,700
MARTINEZ CHRISTINA	48068	0147	01-31-2017	U	I	475,000	1				2021	1020	545,700
NICOLAU DUANE A	43263	0040	06-26-2013	Q	I	375,000	00						
MASINDA RONALD F, TT	29037	0048	09-10-2004	Q	I	442,000	00						
Total							631,700	Total	545,700	Total	545,700		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	637,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	646,400
Valuation Method	C
Total Appraised Parcel Value	646,400

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
BPO-22-296	08-15-2022	BP	Bldg Permit	7,995	04-13-2023	100		Replace rear deck on same fo	04-13-2023	SJT	5		12	Property Est. - No Access
103	07-07-2011	MN	Maintenance	17,400		100		RESIDE	11-14-2017	SJD	9		12	Property Estimated - No Ac
336	07-10-2003	MN	Maintenance	25,600		100		RESHINGLE ROOF	02-13-2015	JLF	0	1	00	Measure & Listed
									03-19-2014	SJD	9		12	Property Estimated - No Ac
									07-11-2013	SJD	3		30	Quality Control
									05-16-2005	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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	6	Encl Porch
Grade	07	Very Good	Amenity 3	4	WO Bsmt
Stories	1		CONDO DATA		
Occupancy			Parcel Id	8023	C 8023
Interior Wall 1	05	Drywall		Summerset Pl	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr	B2DS	2 Bed Det
Interior Floor 2	14	Carpet	Condo Unit	1A	1A
Heat Fuel	03	Gas			Factor%
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	2		Net Other Adj		689,192
Full Baths	3		Replace Cost		79,128
Half Baths	1		Year Built		768,333
Extra Fixtures	1		Effective Year Built		1984
Total Rooms	8		Depreciation Code		2004
Bath Style	02	Average	Remodel Rating		VG
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		17
Kitchen Func	4		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	1449		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		83
FBM Quality	05	Living Area	Cns Sect Rcnld		637,700
SF Fin Bsmt	1366		Dep % Ovr		
Extra Openings	1		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	2	Deck	Cost to Cure Ovr		
Amenity 2	6	Encl Porch	Cost to Cure Ovr Comment		

<p>BAS (1,582 sf)</p>
<p>BSM (1,449 sf)</p>
<p>FGR (441 sf)</p>
<p>FEP (80 sf)</p>
<p>WDK (128 sf)</p>

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	2015	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	1,582	1,582	1,582	326.79	516,976
BSM	Basement	0	1,449	290	65.40	94,768
FEP	Finished Enclosed Porch	0	80	48	196.07	15,686
FGR	Garage	0	441	176	130.42	57,514
WDK	Deck	0	128	13	33.19	4,248
Ttl Gross Liv / Lease Area		1,582	3,680	2,109		689,192

