

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LUSCKO PETER R			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
LUSCKO KARA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	582,500	582,500
2 BOXWOOD LN				0 Light		RES LAND	1010	350,700	350,700
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	3,800	3,800
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2557	District							
	Total Acres .92	Res Exem							
	Chapter Lan								
	GIS ID F_868731_2846796	Assoc Pid#							
						Total		937,000	937,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
LUSCKO PETER R	35016 0083	08-29-2007	Q	I	720,000	00	Year	Code	Assessed	Year	Code	Assessed
WALSH JAMES P	15143 0300	05-01-1997	Q	I	270,000	00	2023	1010	447,800	2022	1010	411,400
LAMOUREUX STEVEN H	13228 0002	10-28-1994	Q	I	260,000	00		1010	364,700		1010	300,600
								1010	2,500		1010	2,500
							Total		815,000	Total		714,500
							Total			Total		620,500

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
Total			0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

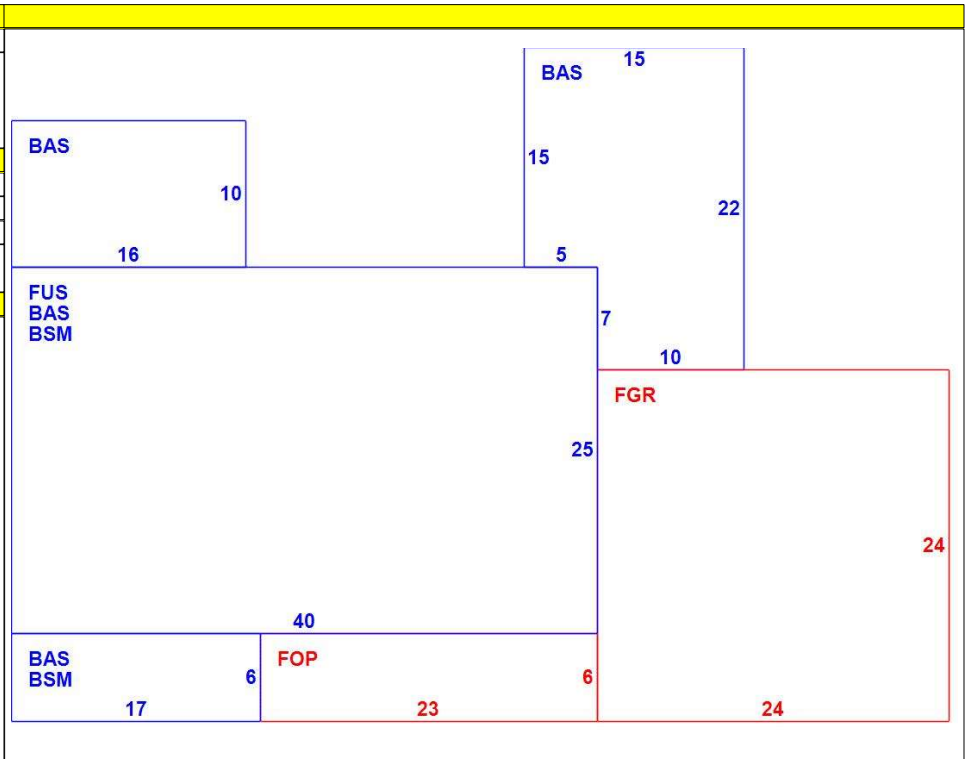
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	582,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	937,000
Valuation Method	C
Total Appraised Parcel Value	937,000

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-20-211	10-26-2020	RM	Remodel	25,000		100		Master Bath Reno. Build new clo RENO EXISTING KITCHEN W/N NEW CABS/5 WINDOWS	03-17-2021	SJT	5		20	Field Review
BP-20-40	02-19-2020	RM		96,900	05-06-2020	100			05-06-2020	SJT	5		20	Field Review
300	07-11-2002	RM	Remodel	24,000		100			09-10-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									09-29-2007	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	PD	Primary	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				350,700

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1102	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		677,691
Interior Floor 2			Replace Cost		59,680
Heat Fuel	03	Gas	Year Built		1980
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		582,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	840		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1102		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
PTO	Patio	L	360	15.00	1980	A	70	C	1.00	3,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,557	1,557	1,557	223.81	348,469
BSM	Basement	0	1,102	220	44.68	49,238
FGR	Garage	0	576	230	89.37	51,476
FOP	Open Porch	0	138	21	34.06	4,700
FUS	Finished Upper Story	1,000	1,000	1,000	223.81	223,808
Ttl Gross Liv / Lease Area		2,557	4,373	3,028		677,691

