

CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT			
CUTLER LESLIE P 22 VINE ST DUXBURY MA 02332			0	Water	0	Feeder	0	Average	Description		Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL		1010	513,600	513,600	
			SUPPLEMENTAL DATA		RES LAND		1010	362,400	362,400	RESIDNTL		1010	1,600	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2280 Total Acres 1.268 Chapter Lan GIS ID F_863555_2843393			Cyclical 4 Exemption W District Res Exem Assoc Pid#		Total		877,600		877,600					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
WEATHERS RICHARD L & PROULX LES	58280	260	09-15-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
CUTLER LESLIE P	49203	0100	11-20-2017	U	I	100	1A	2023	1010	383,400	2022	1010	379,400	2021	1010	366,600	
CUTLER JOSHUA S	22300	0263	06-21-2002	Q	I	379,000	00		1010	376,700		1010	310,500		1010	258,800	
BAYRAMSHIAN RICHARD J	20089	0044	06-27-2001	U	V	100	1F		1010	1,100		1010	1,900		1010	1,900	
BAYRAMSHIAN RICHARD J & JANET M T	14129	0128	02-08-1996	U	V	1	1	Total		761,200	Total		691,800	Total		627,300	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 513,600				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 1,600				
								Appraised Land Value (Bldg) 362,400				
								Special Land Value 0				
								Total Appraised Parcel Value 877,600				
								Valuation Method C				
								Total Appraised Parcel Value 877,600				

NBHD		NBHD NAME		B		TRACING		BATCH	
0050									

NOTES									

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
QPO-22-16	08-01-2022	MN	Maintenance	4,119		100	08-01-2022	AIR SEALING & INSULATION		11-22-2021	SJT	10		00	Measure & Listed
QPO-22-15	07-25-2022	MN	Maintenance	15,200		100	07-25-2022	STRIP & REROOF		04-12-2013	VGS			20	Field Review
QPO-21-85	04-21-2021	MN	Maintenance	13,985		100	04-21-2021	Install 9 replacement windows.		09-24-2012	KP	5		09	Total Refusal
99	06-08-2011	NC	New Construct	26,500	09-22-2012	100		14X14.5 3SEASONRM,D no entr		08-26-2011	KP		1	09	Total Refusal
191	08-31-2010	NC	New Construct	9,200	06-20-2011	100		13.5 SHED DORMER denied ent							
410	12-27-2007	AD	Addition	20,000	06-30-2012	100		1 LVL KITCHEN 200' NO RESPO							
163	05-09-2005	MN	Maintenance	10,000	12-27-2006	100		12 WIND/2DRS/FINLOFT							

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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.355	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	12,400
Total Card Land Units					1.27	AC	Parcel Total Land Area					1.27	Total Land Value			362,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
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	09	Pine/Soft Wood			647,838
Interior Floor 2			Net Other Adj		27,985
Heat Fuel	03	Gas	Replace Cost		675,823
Heat Type	05	Hot Water	Year Built		1968
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		513,600
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	1408		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
SHD1	Shed	L	112	21.00	2012	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,791	1,791	1,791	211.09	378,064
BSM	Basement	0	1,588	318	42.27	67,127
CTH	Cathedral Ceiling	0	576	58	21.26	12,243
DCK	Deck	0	64	6	19.79	1,267
FEP	Finished Enclosed Porch	0	210	126	126.65	26,597
FNS	Finished 90% Story	749	832	749	190.03	158,107
WDK	Deck	0	213	21	20.81	4,433
Ttl Gross Liv / Lease Area		2,540	5,274	3,069		647,838

