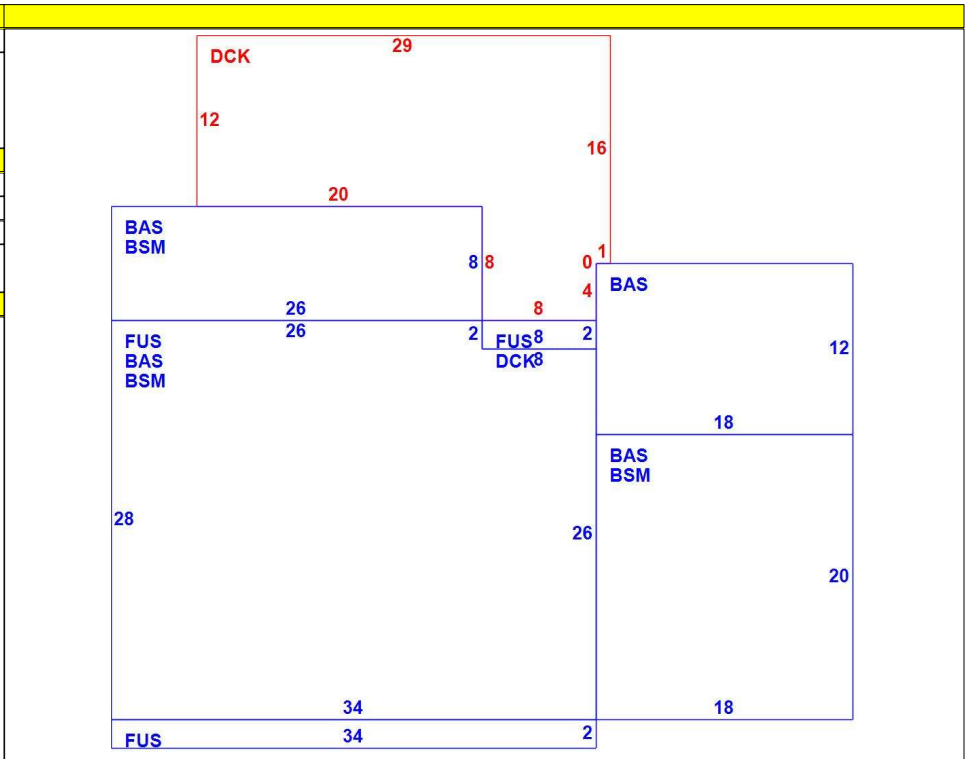


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
KUSINS ERIK J KUSINS AMELIA L 2 COLONIAL DR  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	522,100	522,100								
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	470,200	470,200								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2740 Total Acres .92 Chapter Lan GIS ID F_860971_2843103		Cyclical 1 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	92,200	92,200		Total		1,084,500		1,084,500				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
KUSINS ERIK J		43371	0261	07-19-2013		Q	I	565,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PIERCE JANET B & JOSEPH F		19270	0121	01-18-2001		U	I	1		1F	2023	1010	398,900	2022	1010	365,600	2021	1010	324,200
PIERCE JANET B		14045	0213	12-27-1995		U	I	100		1F		1010	504,700		1010	320,700		1010	309,300
PIERCE JANET B TR		13537	0191	04-24-1995		U	I	1		1F		1010	50,400		1010	50,400		1010	50,400
PIERCE JANET B		13138	0030	09-12-1994		Q	I	220,000		00	Total		954,000	Total		736,700	Total		683,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int	<b>APPRAISED VALUE SUMMARY</b>									
Total				0.00									Appraised Bldg. Value (Card)				522,100		
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				92,200			
												Appraised Land Value (Bldg)				470,200			
												Special Land Value				0			
												Total Appraised Parcel Value				1,084,500			
												Valuation Method				C			
												Total Appraised Parcel Value				1,084,500			
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				
BP-19-233	08-07-2019	BP		48,570	03-03-2020	100		Install a 18'x40' w/add'l 8' stairs t		03-03-2020	SJT	5		01	Measure - No Entry				
13636	04-25-1995	NC	New Construct	15,000	05-03-1996	100		10X25 ADD W/SHED RF		10-22-2013	JLF	9		01	Measure - No Entry				
										04-12-2013	VGS			20	Field Review				
										10-11-2007	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	RC	Primary	40,075	SF	8.75	1.00000	5	1.00	0060	1.341				1.0000	11.73	470,200	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					470,200	

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	03	Colonial	Bsmt Area	1680					
Model	01	Residential	Bsmt Type	00					
Grade	06	Good	Unfin Area	0.00	N/A				
Stories	2								
Occupancy	1								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2	11	Clapboard							
Roof Structure	03	Gable							
Roof Cover	03	Asphalt							
Interior Wall 1	05	Drywall							
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2									
Heat Fuel	03	Gas							
Heat Type	05	Hot Water							
AC Type	01	None							
Bedrooms	4								
Full Baths	3								
Half Baths	0								
Extra Fixtures	1								
Total Rooms	8								
Bath Style	02	Average							
Kitchen Style	02	Average							
Extra Kitchens	0								
Fireplaces	1								
Extra Openings	0								
Gas Fireplaces	0								
Sq Ft Fin Bsmt	400								
FBM Quality	05	Living Area							
Foundation	06	Poured Conc							
Bsmt Garage	2								
Bsmt Area	1680								

CONDO DATA				
Parcel Id		C		Owne
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj			619,747	
Replace Cost			41,180	
Year Built			660,927	
Effective Year Built			1978	
Depreciation Code			2000	
Remodel Rating			G	
Year Remodeled				
Depreciation %			21	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			79	
Cns Sect Rcnld			522,100	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
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
SPL1	Ing Pool - Ave	L	720	64.00	2019	E	100	A	2.00	92,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,720	1,720	1,720	200.96	345,643	
BSM	Basement	0	1,504	301	40.22	60,488	
DCK	Deck	0	432	43	20.00	8,641	
FUS	Finished Upper Story	1,020	1,020	1,020	200.96	204,975	
Ttl Gross Liv / Lease Area		2,740	4,676	3,084		619,747	

