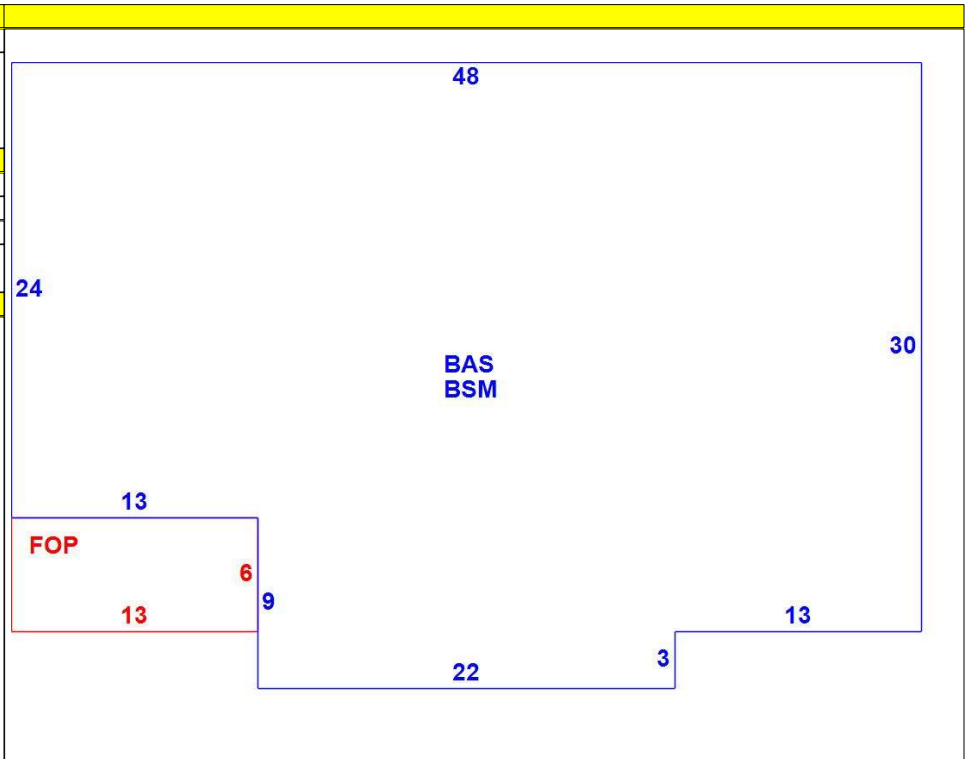


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
CUMMINGS STEVEN G  98 CHURCH ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND				154,600	154,600				
		0	No Sewer	0	Paved	0	Average	1010	154,600	154,600	444,600					444,600					
				0	Medium			1010	444,600	444,600											
<b>SUPPLEMENTAL DATA</b>												Total		599,200	599,200						
Alt Prcl ID		Cyclical		5																	
Scnd Home		Exemption																			
Tax Class T		W																			
Tot Fin Area 1428		District																			
Total Acres 1.388		Res Exem																			
Chapter Lan																					
GIS ID F_874491_2847934		Assoc Pid#																			
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
CUMMINGS STEVEN G			25878	0254	07-22-2003	U	I	1	1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
												2023	1010	174,900	2022	1010	152,100	2021	1010	150,600	
													1010	477,100		1010	303,100		1010	292,400	
												Total			652,000	Total		455,200	Total		443,000
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									
Nbhd		Nbhd Name		B		Tracing		Batch							Appraised Bldg. Value (Card)		154,600				
0060															Appraised Xf (B) Value (Bldg)		0				
												Appraised Ob (B) Value (Bldg)		0							
												Appraised Land Value (Bldg)		444,600							
												Special Land Value		0							
												Total Appraised Parcel Value		599,200							
												Valuation Method		C							
												Total Appraised Parcel Value		599,200							
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				
												08-22-2019	SJT	6	00	Measure & Listed					
												04-12-2013	VGS		20	Field Review					
												01-21-2009	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	1010	Single Family	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341	LAND ON Church St - CARS F		L90	0.9000	10.56	422,500				
1	1010	Single Family	PD	Residual	0.470 AC	35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.08	22,100				
Total Card Land Units					1.39 AC	Parcel Total Land Area					1.39	Total Land Value					444,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1428	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	20	Brick/Masonry			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			244,712
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	02	Oil	Replace Cost		253,512
Heat Type	05	Hot Water	Year Built		1964
AC Type	01	None	Effective Year Built		1982
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		39
Total Rooms	6		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		61
Gas Fireplaces	0		Cns Sect Rcnd		154,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1428		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	1,428	1,428	1,428	141.78	202,462	
BSM	Basement	0	1,428	286	28.40	40,549	
FOP	Open Porch	0	78	12	21.81	1,701	
Ttl Gross Liv / Lease Area		1,428	2,934	1,726		244,712	

