

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JULIUS CHARLES R			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
JULIUS CYNTHIA K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	327,300	327,300
PO BOX 1201		SUPPLEMENTAL DATA			RES LAND	1010	475,000	475,000	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1954 Total Acres 1.784 Chapter Lan GIS ID F_868239_2833999			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	56,700	56,700
						Total		859,000	859,000

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
JULIUS CHARLES R		16172 0071	05-07-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
KUHNS CYNTHIA A		14557 0239	08-01-1996	Q	I	235,000	00	2023	1010	288,200	2022	1010	262,100	
									1010	509,800		1010	324,200	
									1010	33,300		1010	33,300	
						Total		831,300	Total		619,600	Total		588,100

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
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	327,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	56,700
Appraised Land Value (Bldg)	475,000
Special Land Value	0
Total Appraised Parcel Value	859,000
Valuation Method	C
Total Appraised Parcel Value	859,000

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
EPO-23-237	05-09-2023	EL	Electric			0		INSTALL STANDBY GENERATO	11-03-2020	SJT	10		20	Field Review
2012-134	10-03-2012	MS	Miscellaneous	2,100		100		INSTALL STAINLESS STEEL LI	04-12-2013	VGS			20	Field Review
19990179	05-05-1999	MN	Maintenance	8,000		100		STRIP & REROOF	03-11-2008	BSB			01	Measure - No Entry
11306	07-13-1989	NC	New Construct	10,000	02-27-1990	100								

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	40,288 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	472,700
1	1010	Single Family	RC	Undevelop	0.859 AC	2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	2,300
Total Card Land Units					1.78 AC	Parcel Total Land Area					1.78	Total Land Value			475,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1314	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	21	Stone/Masonry			
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	02	Oil	Net Other Adj		392,820
Heat Type	05	Hot Water	Replace Cost		55,510
AC Type	01	None	Year Built		448,330
Bedrooms	4		Effective Year Built		1976
Full Baths	2		Depreciation Code		1994
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	1088		Cns Sect Rcnld		327,300
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1314		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	1,056	64.00	1989	F	55	C	1.00	37,200
PTO	Patio	L	1,700	15.00	1989	A	70	C	1.00	17,900
SHD1	Shed	L	110	21.00	1980	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	1,954	1,954	1,954	143.16	279,727
BSM	Basement	0	1,314	263	28.65	37,650
DCK	Deck	0	134	13	13.89	1,861
FEP	Finished Enclosed Porch	0	164	98	85.54	14,029
FGR	Garage	0	1,010	404	57.26	57,835
FOP	Open Porch	0	80	12	21.47	1,718
Ttl Gross Liv / Lease Area		1,954	4,656	2,744		392,820

