

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
STRATI ERIC			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
KIRSCHENHEITER MELISSA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,144,500	1,144,500
160 ELM ST		SUPPLEMENTAL DATA			RESIDNTL	1010	472,100	472,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3573 Total Acres 1.25 Chapter Lan			Cyclical 6 Exemption W District Res Exem	RESIDNTL	1010	57,100	57,100
GIS ID F_869525_2834174		Assc Pid#			Total		1,673,700	1,673,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
STRATI ERIC		56239 221	12-28-2021	Q	V	550,000	00	Year	Code	Assessed	Year	Code	Assessed
BALDWIN JOHN S		55394 24	07-30-2021	U	V	400,000	1	2023	1300	506,700	2022	1300	330,700
BRADFORD C CUSHING TT		55161 72	06-17-2021	U	V	100	1A				2021	1300	349,800
CUSHING BRADFORD C TT		55161 30	06-17-2021	U	V	100	1A						
ELM ST REALTY TRUST		22013 149	05-01-2002	Q	I	150,000	00	Total		506,700	Total		330,700
								Total		349,800	Total		349,800

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 1,144,500
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 57,100
 Appraised Land Value (Bldg) 472,100
 Special Land Value 0
 Total Appraised Parcel Value 1,673,700
 Valuation Method C

Total Appraised Parcel Value 1,673,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
BPO-23-131	04-06-2023	NC	New Construct	34,604	07-25-2023	100	08-02-2023	16X35 INGROUND LINER POO	07-25-2023	SJT	5		06	Inspection Only
BPO-22-446	11-17-2022	BP	Bldg Permit	16,800	07-25-2023	100	07-24-2023	Construct a 20x14 sf 3rd bay gar	03-13-2023	SJT	5		05	Measure - Under Construct
BPO-21-324	07-28-2021	NC	New Construct	345,000	07-25-2023	100	07-24-2023	PLAN#AY-025-1944 1st flr: 2nd fl	09-29-2022	SJT	5		05	Measure - Under Construct
									01-01-2018	AO	3		99	Vacant Land

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	0060	1.341	NITROGEN ESMNT		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.034 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	1,600
1	1010	Single Family	RC	Undevelop	0.425 AC	2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	1,100
Total Card Land Units					1.38 AC	Parcel Total Land Area					1.38	Total Land Value			472,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2006	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2006				

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

COST / MARKET VALUATION	
Net Other Adj	1,114,476
Replace Cost	30,020
Year Built	2022
Effective Year Built	2021
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	1,144,500
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	525	64.00	2023	G	85	A	2.00	57,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,017	2,017	2,017	249.60	503,449
BSM	Basement	0	2,017	403	49.87	100,590
CTH	Cathedral Ceiling	0	320	32	24.96	7,987
FGR	Garage	0	904	362	99.95	90,356
FNS	Finished 90% Story	1,088	1,209	1,088	224.62	271,568
FOP	Open Porch	0	633	95	37.46	23,712
TQS	Three Quarter Story	468	624	468	187.20	116,814
Ttl Gross Liv / Lease Area		3,573	7,724	4,465		1,114,476

