

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CUSHING GORDON H			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CUSHING KRISTINE S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	330,600	330,600	
318 TREMONT ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	456,700	456,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1878 Total Acres 1.148 Chapter Lan GIS ID F_871158_2832769			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	67,800	67,800	
							Total	855,100	855,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CUSHING GORDON H	23649	0073	12-11-2002	Q	I	409,000	00	Year	Code	Assessed	Year	Code	Assessed
CONNOR DAVID L	22687	0104	08-23-2002	Q	I	419,000	00	2023	1010	355,900	2022	1010	310,200
LOOBY CATHERINE J	21744	0142	03-20-2002	U	I	1	1F		1010	490,200		1010	311,500
LOOBY GERALD J & PAUL M	18033	0136	11-10-1999	U	I	100	1F		1010	8,900		1010	8,900
LOOBY, JOSEPH , & CATHERINE J	9549	0264	01-05-1990	Q	I	225,000	00	Total		855,000	Total		630,600
								Total		604,800	Total		604,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

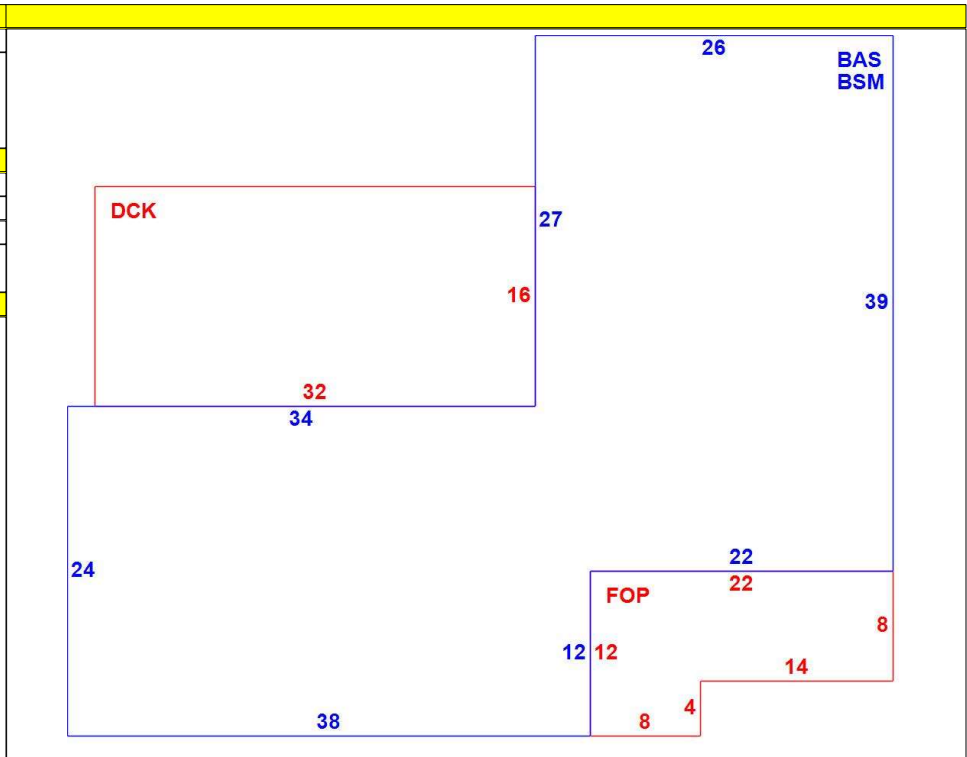
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	330,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	67,800
Appraised Land Value (Bldg)	456,700
Special Land Value	0
Total Appraised Parcel Value	855,100
Valuation Method	C
Total Appraised Parcel Value	855,100

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-23-157	05-19-2023	NC	New Construct	69,950	08-29-2023	100	08-29-2023	15X34 INGRND FIBERGLASS P	08-29-2023	SJT	5		06	Inspection Only
QPO-21-40	03-15-2021	MN	Maintenance	4,259		100		Insulation & Air sealing.	11-06-2020	SJT	10		20	Field Review
QPO-21-39	03-15-2021	MN	Maintenance	5,900		100		Insulation & Weatherization	04-12-2013	VGS			20	Field Review
344	07-16-2004	AD	Addition	15,000	10-06-2005	100		RLCE OLD DCK W/16X32	12-15-2008	KP		1	00	Measure & Listed
309	06-28-2004	MN	Maintenance	7,000		100		NEW ASPHALT ROOF						

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		ES95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.230	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	10,800
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value			456,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1878	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	12	Cedar Or Redwd	Parcel Id		C
Exterior Wall 2					B
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			398,276
Interior Floor 2			Net Other Adj		20,150
Heat Fuel	03	Gas	Replace Cost		418,426
Heat Type	05	Hot Water	Year Built		1979
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	7		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		79
Gas Fireplaces	0		Cns Sect Rcnld		330,600
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	1878		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	120	21.00	1980	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500
SPL1	Ing Pool - Ave	L	510	64.00	2023	G	85	A	2.00	55,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,878	1,878	1,878	170.50	320,190
BSM	Basement	0	1,878	376	34.14	64,106
DCK	Deck	0	512	51	16.98	8,695
FOP	Open Porch	0	208	31	25.41	5,285
Ttl Gross Liv / Lease Area		1,878	4,476	2,336		398,276

