

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
OCONNOR MATTHEW & CAITLYN 50 CUSHING DR DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,189,300	1,189,300
				0	Medium			RES LAND	1010	486,200	486,200
SUPPLEMENTAL DATA						RESIDNTL	1010	8,700	8,700	905 DUXBURY, MA	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3438 Total Acres .918 Chapter Lan GIS ID F_869848_2833649				Cyclical 6 Exemption W District Res Exem Assoc Pid#		Total		1,684,200	1,684,200	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OCONNOR MATTHEW & CAITLYN		54737 277	04-06-2021	Q	I	1,402,970	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EJP ICE HOUSE LLC		53729 68	10-30-2020	U	V	100	1F	2023	1010	916,500	2022	1010	839,500	2021	1300	402,000
EJP ICE HOUSE LLC		53620 208	10-14-2020	Q	V	425,000	1P		1010	475,000		1010	400,800			
ELM ST REALTY TRUST		10228 39	04-12-1991	U	I	100	1A		1010	6,300						
Total								1,397,800		Total		1,240,300		Total		402,000

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							
0070											
NOTES								Appraised Bldg. Value (Card) 1,189,300			
								Appraised Xf (B) Value (Bldg) 0			
								Appraised Ob (B) Value (Bldg) 8,700			
								Appraised Land Value (Bldg) 486,200			
								Special Land Value 0			
								Total Appraised Parcel Value 1,684,200			
								Valuation Method C			
								Total Appraised Parcel Value 1,684,200			

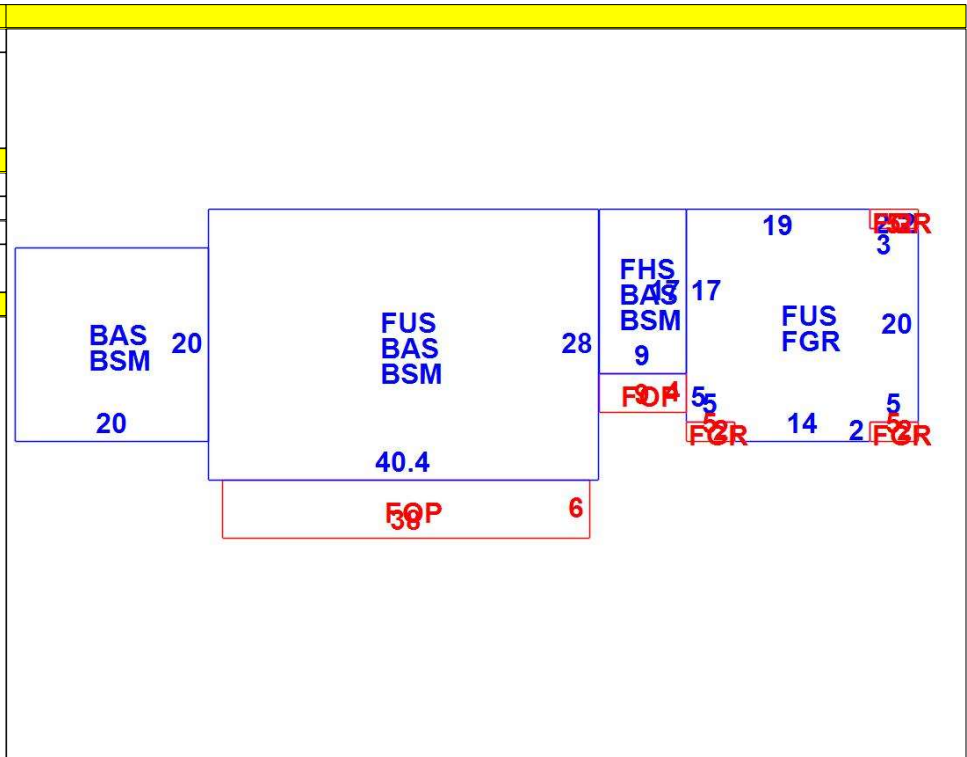
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-20-340	12-03-2020	NC	New Construct	358,600	04-22-2021	100	03-26-2021	Construct a 4 bedroom with 1746	04-22-2021	SJT	5		20	Field Review	
									03-11-2021	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	0070	1.389		1.0000	12.16	486,200	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				486,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1673	
Model	01	Residential	Bsmt Type	04	Full
Grade	10	Custom +	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	2				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens					
Fireplaces					
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt	646				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	1673				

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

COST / MARKET VALUATION			
Net Other Adj			1,131,725
Replace Cost			69,598
Year Built			1,201,324
Effective Year Built			2021
Depreciation Code			2020
Remodel Rating			A
Year Remodeled			
Depreciation %		1	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		99	
Cns Sect Rcnld			1,189,300
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
GNR	GENERATOR	L	1	12400.00		A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,684	1,684	1,684	279.78	471,156
BSM	Basement	0	1,684	337	55.99	94,287
FGR	Garage	0	576	230	111.72	64,350
FHS	Finished Half Story	77	153	77	140.81	21,543
FOP	Open Porch	0	264	40	42.39	11,191
FUS	Finished Upper Story	1,677	1,677	1,677	279.78	469,198
Ttl Gross Liv / Lease Area		3,438	6,038	4,045		1,131,725

