

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MAGUIRE BRIAN T			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MAGUIRE MICHELLE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,261,100	1,261,100	
55 CUSHING DR			<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	494,000	494,000	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4134 Total Acres 1.073 Chapter Lan GIS ID F_869733_2833425			RESIDNTL	1010	42,100	42,100	
						Total		1,797,200	1,797,200	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAGUIRE BRIAN T	47201	0080	07-19-2016	Q	I	1,312,500	00	Year	Code	Assessed	Year	Code	Assessed
CONSOLO JOSEPH S & MICHELE J	41953	0083	09-17-2012	Q	I	1,080,000	00	2023	1010	968,800	2022	1010	899,700
ELLISON WILLIAM & ANNELESE	39824	0072	04-07-2011	U	I	100	1A		1010	482,600		1010	407,200
ELLISON WILLIAM T	32990	0254	07-07-2006	Q	I	1,400,000	00		1010	24,900		1010	24,900
LOCHIATTO KENNETH	29512	0215	11-22-2004	U	I	1,062,500	1	Total		1,476,300	Total		1,331,800
								Total		1,180,500	Total		1,180,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

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
124	05-03-2007	NC	New Construct	32,000	05-05-2008	100		INGRD 16X35 F POOL	12-13-2016	SJD	9		01	Measure - No Entry
14	11-06-2006	MS	Miscellaneous	3,300		100		10X12 GARDEN SHED	04-12-2013	VGS			20	Field Review
303	08-28-2006	RM	Remodel	40,000	04-09-2007	100		1150 SQ' IN BASEMENT	01-03-2012	KP		1	00	Measure & Listed
434	08-15-2003	NC	New Construct	300,000	05-13-2005	100		SNGL FAM HSE/GARAGE						

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
1	1010	Single Family	RC	Residual	0.160	AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	7,800
Total Card Land Units					1.08	AC	Parcel Total Land Area					1.08	Total Land Value			494,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2155	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
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	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1500				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2155				

**CONDO DATA**

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

**COST / MARKET VALUATION**

Net Other Adj	1,290,285
Replace Cost	1,401,246
Year Built	2003
Effective Year Built	2011
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnld	1,261,100
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
SHD1	Shed	L	160	21.00	2005	G	85	C	1.00	2,900
SPL1	Ing Pool - Ave	L	560	64.00	2007	G	85	C	1.00	30,500
GNR	GENERATOR	L	1	12400.00	2010	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	2,115	2,115	2,115	246.05	520,396
BSM	Basement	0	2,115	423	49.21	104,079
CTH	Cathedral Ceiling	0	486	49	24.81	12,056
FGR	Garage	0	910	364	98.42	89,562
FNS	Finished 90% Story	581	646	581	221.29	142,955
FOP	Open Porch	0	140	21	36.91	5,167
FUS	Finished Upper Story	1,438	1,438	1,438	246.05	353,820
UAT	Unfinished Attic	0	1,260	189	36.91	46,503
WDK	Deck	0	638	64	24.68	15,747
Ttl Gross Liv / Lease Area		4,134	9,748	5,244		1,290,285

