

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PUCCIO MARK A			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
PUCCIO KATHERINE MAY			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	1,425,300	1,425,300
25 CUSHING DR		SUPPLEMENTAL DATA			RESIDENTL	1010	486,200	486,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home NEW FY 2024 Tax Class T Tot Fin Area 3928 Total Acres .918 Chapter Lan			Cyclical 6 Exemption W District Res Exem	RESIDENTL	1010	52,800	8,700
GIS ID F_870254_2833309		Assoc Pid#			Total		1,964,300	1,920,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PUCCIO MARK A		56340 185	01-20-2022	Q	I	1,783,950	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EJP ICE HOUSE LLC		54808 178	04-16-2021	Q	V	450,000	1P	2023	1010	1,109,100	2022	1010	496,600	2021	1300	402,000
ELM ST REALTY TRUST CUSHING BRAD		10228 0039	03-19-1992	U	I	1	1A		1010	475,000		1010	400,800			
									1010	6,300						
								Total		1,590,400	Total		897,400	Total		402,000

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
0070			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,425,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	52,800
Appraised Land Value (Bldg)	486,200
Special Land Value	0
Total Appraised Parcel Value	1,964,300
Valuation Method	C
Total Appraised Parcel Value	1,964,300

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-22-228	06-07-2022	SP	Solar Panels	43,500	09-14-2022	100		42 SOLAR PANELS	09-14-2022	SJT	5		20	Field Review
BPO-22-10	01-12-2022	RM	Remodel	79,900		100	01-12-2022	FIN 1598 SF BASEMENT AREA	01-24-2022	SJT	5		21	Field Review + GIS
BPO-21-242	06-07-2021	NC	New Construct	456,660	07-29-2021	100	09-22-2021	4 Bedroom home with 3 car attac	07-29-2021	SJT	5		05	Measure - Under Construct
BPO-21-130	04-12-2021	NC	New Construct	35,000	07-29-2021	100		Foundation only for a 5 bedroom	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	40,002 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.15	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	2492	
Model	01	Residential	Bsmt Type	04	Full
Grade	10	Custom +	Unfin Area		
Stories	2				
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens					
Fireplaces					
Extra Openings					
Gas Fireplaces	1				
Sq Ft Fin Bsmt	1598				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage					
Bsmt Area	2492				

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

COST / MARKET VALUATION	
Net Other Adj	1,313,528
Replace Cost	126,178
Year Built	1,439,705
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	1,425,300
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	2022	A	70	C	1.00	8,700
SLR	Solar Panels	L	42	1050.00	2022	A	70	C	1.00	44,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,492	2,492	2,492	261.19	650,887
BSM	Basement	0	2,492	498	52.20	130,073
CTH	Cathedral Ceiling	0	522	52	26.02	13,582
DCK	Deck	0	253	25	25.81	6,530
FGR	Garage	0	911	364	104.36	95,073
FOP	Open Porch	0	38	6	41.24	1,567
FUS	Finished Upper Story	1,436	1,436	1,436	261.19	375,070
UHS	Unfinished Half Story	0	624	156	65.30	40,746
Ttl Gross Liv / Lease Area		3,928	8,768	5,029		1,313,528

