

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA					
KUSINS VALTERS P				0 Water		0 Subdivision		0 Average		Description	Code	Appraised	Assessed						
454 BAY RD				0 No Sewer		0 Paved		0 Average		RESIDNTL	1010	127,500	127,500	<b>VISION</b>					
						0 Light				RES LAND	1010	426,300	426,300						
DUXBURY MA 02332										RESIDNTL	1010	3,900	3,900						
<b>SUPPLEMENTAL DATA</b>										Total		557,700	557,700						
Alt Prcl ID		Scnd Home		LEASED		Cyclical		7											
Tax Class		Tot Fin Area		1296		District		Res Exem											
Chapter Lan		Total Acres		.14		Assoc Pid#													
GIS ID		F_872167_2831747																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
KUSINS VALTERS P				51104 266		05-14-2019		U I		71,568		1J		Year	Code	Assessed	Year	Code	Assessed
KUSINS ERIK H & KUSINS AIJA				41990 0276		09-24-2012		U I		1		1A		2023	1010	94,400	2022	1010	78,200
KUSINS JANIS & KUSINS AINA				2482 0140		02-27-1956		U I		0		1			1010	316,800		1010	280,100
															1010	2,800		1010	2,800
				Total										Total	414,000	Total	361,100	Total	311,500
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												<b>APPRAISED VALUE SUMMARY</b>							
Nbhd		Nbhd Name		B		Tracing		Batch											
0040																			
NOTES												Appraised Bldg. Value (Card)				127,500			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				3,900			
												Appraised Land Value (Bldg)				426,300			
												Special Land Value				0			
												Total Appraised Parcel Value				557,700			
												Valuation Method				C			
												Total Appraised Parcel Value				557,700			
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		
												08-09-2023	SJD	6		20	Field Review		
												11-04-2020	SJT	10		20	Field Review		
												04-12-2013	VGS			20	Field Review		
												10-15-1999	J&K		1	00	Measure & Listed		
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	6,098 SF	38.41	1.00000	5	1.00	0040	1.820		1.0000	69.91	426,300				
Total Card Land Units					0.14 AC	Parcel Total Land Area					0.14	Total Land Value				426,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		240,911
Heat Type	05	Hot Water	Replace Cost		4,250
AC Type	01	None	Year Built		245,161
Bedrooms	3		Effective Year Built		1930
Full Baths	1		Depreciation Code		1973
Half Baths	0		Remodel Rating		F
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		48
Bath Style	01	Old Style	Functional Obsol		
Kitchen Style	01	Old Style	External Obsol		
Extra Kitchens	0		Trend Factor		1,000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		52
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		127,500
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	864		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	110	21.00	1950	A	70	C	1.00	1,600
CPT	Carport	L	165	20.00	1950	A	70	C	1.00	2,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	149.63	129,284
BSM	Basement	0	864	173	29.96	25,887
FEP	Finished Enclosed Porch	0	235	141	89.78	21,098
FHS	Finished Half Story	432	864	432	74.82	64,642
Ttl Gross Liv / Lease Area		1,296	2,827	1,610		240,911

FEP 5

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FHS  
BAS  
BSM

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24

FEP 8

20

