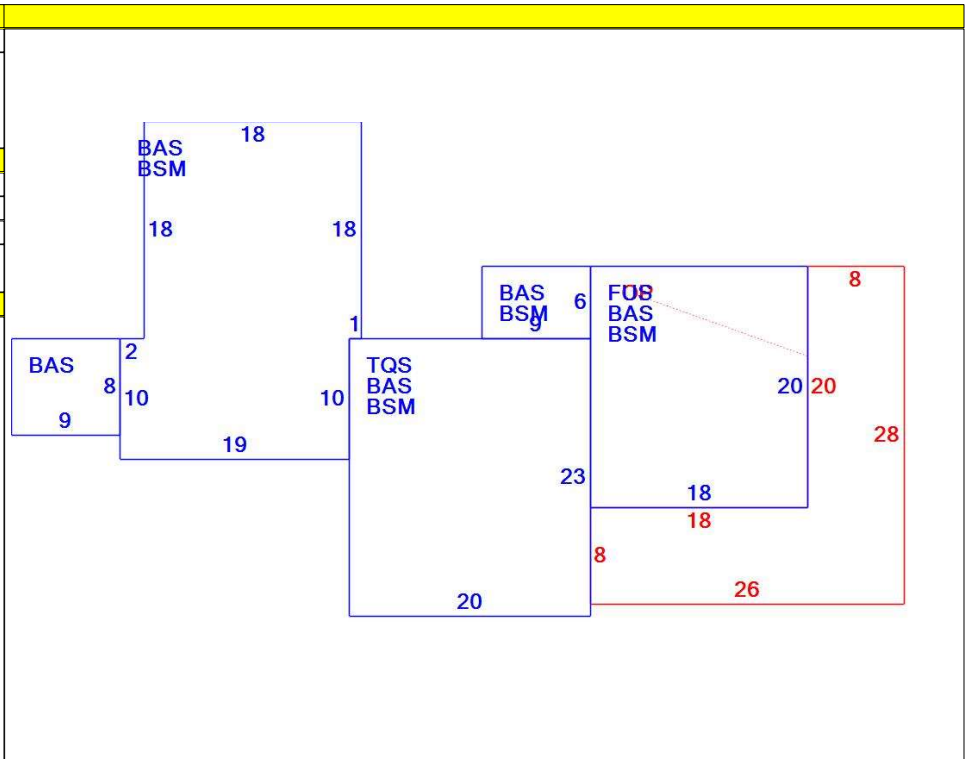


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905					
KUSINS VALTERS P MURPHY-KUSINS MARGARET T 454 BAY RD DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	DUXBURY, MA VISION					
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	406,800	406,800						
				0 Light		RES LAND	1010	641,500	641,500						
		SUPPLEMENTAL DATA				RESIDNTL	1010	1,500	1,500						
		Alt Prcl ID	Cyclical 7												
		Scnd Home	Exemption												
		Tax Class T	W												
		Tot Fin Area 2165	District												
		Total Acres .984	Res Exem												
		Chapter Lan													
		GIS ID F_872415_2830894	Assoc Pid#												
				Total		1,049,800		1,049,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
KUSINS VALTERS P		16498 0330	10-12-1998	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	312,400	2022	1010	257,400		
									1010	503,300		1010	445,000		
									1010	1,000		1010	1,000		
								Total		816,700	Total		703,400		
								Total		586,800	Total		586,800		
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															
Nbhd	Nbhd Name		B			Tracing			Batch						
0040															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
487	10-26-2005	AD	Addition	78,000	06-09-2008	100	06-30-2012	est.complete!	04-12-2013	VGS			20	Field Review	
									06-30-2012	KP	5		09	Total Refusal	
									06-09-2008	K-B		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	40,000 SF	8.75	1.00000	5	1.00	0040	1.820		1.0000	15.93	637,000
1	1010	Single Family	RC	Residual	0.070 AC	35,000.00	1.00000	5	1.00	0040	1.820		1.0000	1.48	4,500
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value			641,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1388	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1388				

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

COST / MARKET VALUATION		
Net Other Adj		553,638
Replace Cost		19,285
Year Built		572,923
Effective Year Built		1925
Depreciation Code		1992
Remodel Rating		G
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnd		406,800
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	100	21.00	1970	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,460	1,460	1,460	221.63	323,583
BSM	Basement	0	1,388	278	44.39	61,614
FOP	Open Porch	0	368	55	33.12	12,190
FUS	Finished Upper Story	360	360	360	221.63	79,788
TQS	Three Quarter Story	345	460	345	166.22	76,463
Ttl Gross Liv / Lease Area		2,165	4,036	2,498		553,638



454 BAY RD

