

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KUSINS ERIK H KUSINS JANET F PO BOX 1721  DUXBURY MA 02331			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	206,600	206,600
				0 Light		RES LAND	1010	484,100	484,100
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	2,100	2,100
Alt Prcl ID		Cyclical 7							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1646		District							
Total Acres .229		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_871560_2830612				Total		692,800	692,800		

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KUSINS ERIK H		4492 0155	07-18-1978	U	I	26,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	159,100	2022	1010	131,500	2021	1010	133,800
									1010	377,600		1010	331,400		1010	257,400
									1010	1,400		1010	1,400		1010	1,400
								Total		538,100	Total		464,300	Total		392,600

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	Batch
0040				

NOTES				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	206,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	484,100
Special Land Value	0
Total Appraised Parcel Value	692,800
Valuation Method	C
Total Appraised Parcel Value	692,800

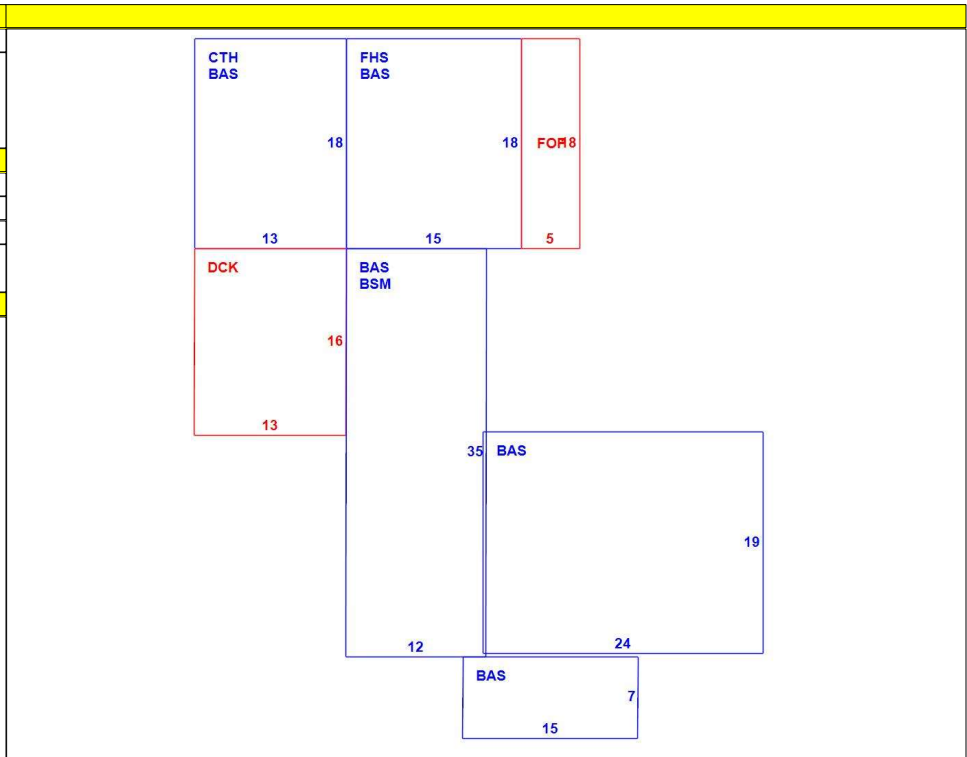
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										12-10-2019	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										03-26-2008	BSB		1	00	Measure & 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	10,000 SF	26.60	1.00000	5	1.00	0040	1.820			1.0000	48.41	484,100
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value			484,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	857	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.5				
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	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	01				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	857				

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

COST / MARKET VALUATION	
Net Other Adj	290,853
Replace Cost	13,000
Year Built	303,853
Effective Year Built	1935
Depreciation Code	1989
Remodel Rating	A
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	68
Cns Sect Rcnd	206,600
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	140	21.00	1986	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,485	1,485	1,485	165.07	245,129
BSM	Basement	0	420	84	33.01	13,866
CTH	Cathedral Ceiling	0	234	23	16.22	3,797
DCK	Deck	0	208	21	16.67	3,466
FHS	Finished Half Story	135	270	135	82.54	22,284
FOP	Open Porch	0	90	14	25.68	2,311
Ttl Gross Liv / Lease Area		1,620	2,707	1,762		290,853

