

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
REUSCHER PAUL E III			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
REUSCHER CLAUDIA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,691,800	1,691,800	
8 COOPER HILL RD		SUPPLEMENTAL DATA			RES LAND	1010	889,800	889,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5296 Total Acres 2.643 Chapter Lan GIS ID F_876328_2843272			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	248,600	248,600	
							Total	2,830,200	2,830,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REUSCHER PAUL E III	51632	37	09-12-2019	Q	I	1,811,469	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NORTH DUXBURY LLC	50661	0128	12-21-2018	U	I	2,108,500	1V	2023	1010	1,251,400	2022	1010	1,041,500	2021	1010	944,500
WHEATON COLLEGE	47952	0020	12-30-2016	U	I	100	1K		1010	553,700		1010	742,200		1010	740,600
WEYERHAEUSER C & MICALLEF J TT	11211	0281	08-25-1992	U	I	1	1		1010	162,200		1010	148,900		1010	96,200
							Total	1,967,300	Total	1,932,600	Total	1,781,300				

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
0093				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,691,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	248,600
Appraised Land Value (Bldg)	889,800
Special Land Value	0
Total Appraised Parcel Value	2,830,200
Valuation Method	C
Total Appraised Parcel Value	2,830,200

NOTES									

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
BP-20-79	07-01-2020	BP	Bldg Permit	98,000	04-21-2021	100		Install a 22'x50' gunite pool.	05-18-2023	SJT	10		30	Quality Control
BP-19-153	03-07-2019	NC		86,000	05-23-2019	100		48' X 28' DETACHED GARAGE	04-21-2021	SJT	5		20	Field Review
2019-72	03-07-2019	RM	Remodel	110,000	05-23-2019	100		REMODEL EXISTING DWELLIN	05-14-2020	SJT	5		20	Field Review
2019-71	03-07-2019	DM	Demolish	15,000	05-23-2019	100		DEMO ATTACHED POOL, SPA A	01-22-2020	SJT	5		30	Quality Control
2019-23	01-23-2019	DM	Demolish	15,500	05-23-2019	100		DEMO HORSE BARN/STABLES	07-15-2019	SJT	5		06	Inspection Only
2014-279	09-22-2014	DM	Demolish	13,500		100		DEMO 12 X 24 UTILITY BLDG	05-23-2019	SJT	5		00	Measure & Listed
2013-269	10-28-2013	RM	Remodel	8,000		100		RM EXISTING 2ND FLR BATHR	01-27-2017	SJD	0	9	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	0093	2.283		1.0001	19.98	799,100
1	1010	Single Family	RC	Residual	1.655	AC	35,000.00	0.68329	5	1.00	0093	2.283		1.0000	1.25	90,400
1	1010	Single Family	RC	Undevelop	0.070	AC	2,000.00	1.00000	0	1.00	0093	2.283		1.0000	0.10	300
Total Card Land Units					2.64	AC	Parcel Total Land Area					2.64	Total Land Value			889,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	3419	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	1.75				
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	3419				

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

COST / MARKET VALUATION		
Net Other Adj	58,630	
Replace Cost	1,799,739	
Year Built	1992	
Effective Year Built	2015	
Depreciation Code	R	
Remodel Rating		
Year Remodeled		
Depreciation %	6	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	94	
Cns Sect Rcnld	1,691,800	
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
FGR2	Garage - 1 St	L	1,344	63.00	2019	G	85	B	1.50	108,000
GNR	GENERATOR	L	1	12400.00	1994	A	70	C	1.00	8,700
SPL2	Ing Pool-Good	L	1,100	89.00	2020	G	85	B	1.50	124,800
PERG	PERGOLA	L	160	35.00	2022	G	85	B	1.50	7,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	4,081	4,081	4,081	258.10	1,053,286
BSM	Basement	0	3,465	693	51.62	178,860
CTH	Cathedral Ceiling	0	2,572	257	25.79	66,330
FEP	Finished Enclosed Porch	0	308	185	155.02	47,748
FGR	Garage	0	528	211	103.14	54,458
FHS	Finished Half Story	357	714	357	129.05	92,140
FOP	Open Porch	0	336	50	38.41	12,905
PTO	Patio	0	1,089	54	12.80	13,937
TQS	Three Quarter Story	858	1,144	858	193.57	221,446
Ttl Gross Liv / Lease Area		5,296	14,237	6,746		1,741,110

