

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
USHERWOOD LOUIS F			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
USHERWOOD KELLY A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	802,500	802,500	
54 ONION HILL RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,123,600	1,123,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3168 Total Acres 1.275 Chapter Lan GIS ID F_878010_2844989			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	11,700	11,700	
							Total	1,937,800	1,937,800	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
USHERWOOD LOUIS F	56618	197	03-29-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
USHERWOOD LOUIS F	54026	162	12-17-2020	U	I	1,625,000	1V	2023	1010	655,000	2022	1010	614,500	2021	1010	546,500
ODIER PHILIPPE	23533	0332	11-27-2002	U	I	1,015,000	1		1010	1,336,400		1010	1,030,200		1010	858,700
OCONNOR KEVIN F	18054	0211	11-18-1999	Q	I	572,500	00		1010	8,300		1010	8,300		1010	2,000
FRANCKE HUGO & JOAN	17720	0001	07-30-1999	U	I	1	1A	Total		1,999,700	Total		1,653,000	Total		1,407,200

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
0080				

NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			802,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			11,700
Appraised Land Value (Bldg)			1,123,600
Special Land Value			0
Total Appraised Parcel Value			1,937,800
Valuation Method			C
Total Appraised Parcel Value			1,937,800

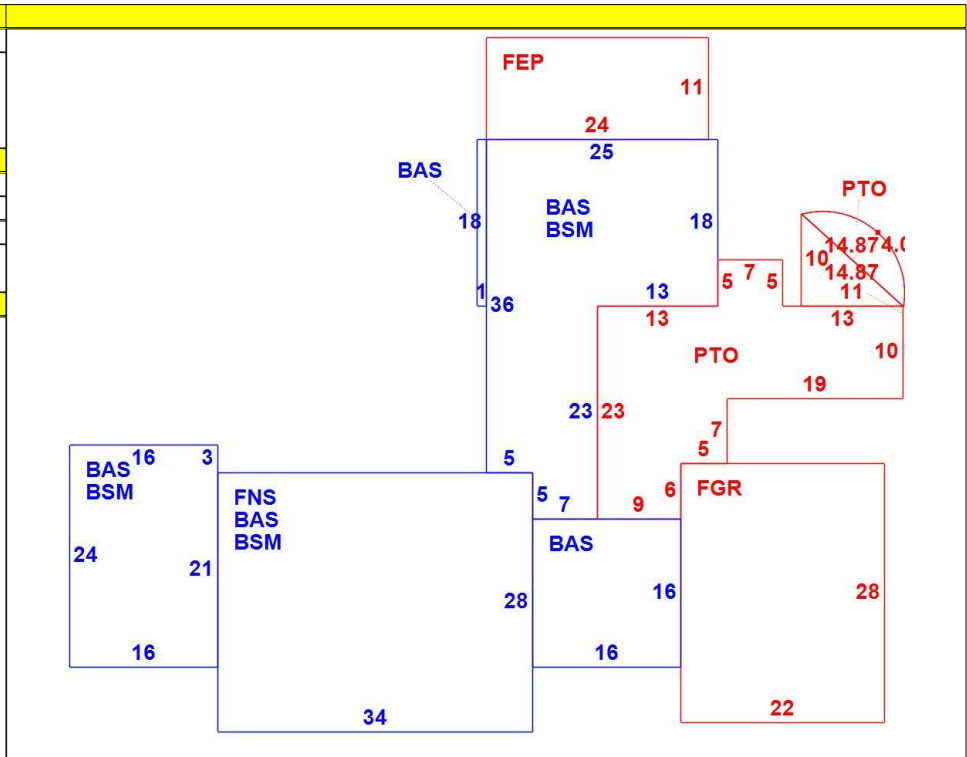
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-20	07-13-2023	MN	Maintenance	12,000		100		REPLACE 4 WINDOWS	06-14-2021	SJD	9		01	Measure - No Entry
QPO-23-58	03-13-2023	MN	Maintenance	22,900		100	03-13-2023	RPLACE 3 WINDOWS	02-26-2015	SJD	0	1	00	Measure & Listed
202	09-23-2010	NC	New Construct	30,000	09-28-2011	100		RM DK ADD 289 SNRM	04-12-2013	VGS			20	Field Review
47	02-12-2004	RM	Remodel	5,000	10-02-2004	100		REFRB KIT/REPL 5 WND	09-28-2011	KP		1	00	Measure & Listed
57	02-20-2002	RM	Remodel	10,000	01-31-2003	100		REMODEL BATHROOM						
20010006	01-04-2001	MN	Maintenance	2,500	08-24-2002	100		REPAIR WATER DAMAGE						
2000132	04-26-2000	MN	Maintenance	12,000		100		STRIP AND REROOF						

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	0080	1.503		27.62	1,104,800
1	1010	Single Family	RC	Residual	0.358	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.21	18,800
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value		1,123,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2037	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	13				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1443				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2037				

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

COST / MARKET VALUATION	
Net Other Adj	853,457
Replace Cost	90,680
Year Built	1964
Effective Year Built	2006
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnld	802,500
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	168	21.00	2011	G	85	C	1.00	3,000
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,311	2,311	2,311	212.83	491,855
BSM	Basement	0	2,037	407	42.52	86,623
FEP	Finished Enclosed Porch	0	264	158	127.38	33,627
FGR	Garage	0	616	246	84.99	52,357
FNS	Finished 90% Story	857	952	857	191.59	182,397
PTO	Patio	0	614	31	10.75	6,598
Ttl Gross Liv / Lease Area		3,168	6,794	4,010		853,457

