

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CUSHING JOANNE A 349 WASHINGTON ST DUXBURY MA 02332			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	752,000	752,000	
			0		0	Light			RES LAND	1010	1,211,100	1,211,100	
SUPPLEMENTAL DATA							RESIDNTL	1010	95,300	95,300			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2116 Total Acres .68 Chapter Lan GIS ID F_881096_2838474					Cyclical Exemption W District Res Exem Assoc Pid#		8		Total		2,058,400	2,058,400	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CUSHING JOANNE A COX GERARD MACMILLAN MARGERLY L			51923 154	11-08-2019	Q	I	1,638,000	00	Year	Code	Assessed	Year	Code	Assessed			
			43216 0247	06-17-2013	U	I	701,000	1	2023	1010	746,700	2022	1010	672,300	2021	1010	620,500
			2426 0075	06-13-1955	U	I	0	1	1010	1,057,200	1010	720,900	1010	52,400	1010	599,400	
									Total	1,856,300	Total	1,445,600	Total	1,235,600			

EXEMPTIONS			OTHER ASSESSMENTS					APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total			0.00						Appraised Bldg. Value (Card) 752,000				
Total			0.00						Appraised Xf (B) Value (Bldg) 0				
Total			0.00						Appraised Ob (B) Value (Bldg) 95,300				
Total			0.00						Appraised Land Value (Bldg) 1,211,100				
Total			0.00						Special Land Value 0				
Total			0.00						Total Appraised Parcel Value 2,058,400				
Total			0.00						Valuation Method C				
Total			0.00						Total Appraised Parcel Value 2,058,400				

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-23-10	05-03-2023	MN	Maintenance	20,000		100	05-03-2023	15 REPLACEMENT WINDOWS	04-08-2021	SJT	5		01	Measure - No Entry
BPO-20-268	01-08-2021	NC	New Construct	74,000	04-08-2021	100		CONSTRUCT A 28X22 GARAGE	05-12-2020	SJD	9		20	Field Review
BPO-20-267	11-03-2020	DM	Demolish	10,000	04-08-2021	100		Demo of garage .	04-24-2014	JLF	5	1	00	Measure & Listed
2013-204	08-16-2013	AD	Addition	198,000	04-24-2014	100		ADDITION 1ST FL 782' 2ND FL	04-12-2013	VGS			20	Field Review
									07-19-2002	KP		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	29,621 SF	11.17	1.00000	5	1.00	0090	3.661		1.0000	40.89	1,211,100	
Total Card Land Units					0.68 AC	Parcel Total Land Area					0.68	Total Land Value				1,211,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1020	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1020				

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

COST / MARKET VALUATION	
Net Other Adj	824,516
Replace Cost	39,840
Year Built	864,356
Effective Year Built	1787
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	752,000
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
FGR5	Garage - 2 Sto	L	616	91.00	2021	G	85	A	2.00	95,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,051	2,051	2,051	190.82	391,364
BSM	Basement	0	1,020	204	38.16	38,926
DCK	Deck	0	508	51	19.16	9,732
FNS	Finished 90% Story	918	1,020	918	171.73	175,169
FOP	Open Porch	0	644	97	28.74	18,509
FUS	Finished Upper Story	1,000	1,000	1,000	190.82	190,816
Ttl Gross Liv / Lease Area		3,969	6,243	4,321		824,516

