

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
COUSINS CHARLES E TT 50 ELDER BREWSTER NOMINEE TR PO BOX 1665		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	404,700	404,700
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	3,729,300	3,729,300
DUXBURY MA 02331		Alt Prcl ID		Cyclical		9		RESIDNTL	1010	23,300	23,300
		Scnd Home		Exemption		W					
		Tax Class T		District		Res Exem					
		Tot Fin Area 2443		Chapter Lan		GIS ID F_882084_2830143		Assoc Pid#		Total 4,157,300 4,157,300	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COUSINS CHARLES E TT		14336 0191	05-03-1996	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
COUSINS ELIZABETH H		14336 0180	05-03-1996	U	I	1	1F	2023	1010	293,800	2022	1010	242,100
									1010	3,921,000		1010	3,586,200
									1010	17,500		1010	17,500
								Total		4,232,300	Total		3,845,800
								Total			Total		3,376,500

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	404,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	23,300
Appraised Land Value (Bldg)	3,729,300
Special Land Value	0
Total Appraised Parcel Value	4,157,300
Valuation Method	C
Total Appraised Parcel Value	4,157,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			

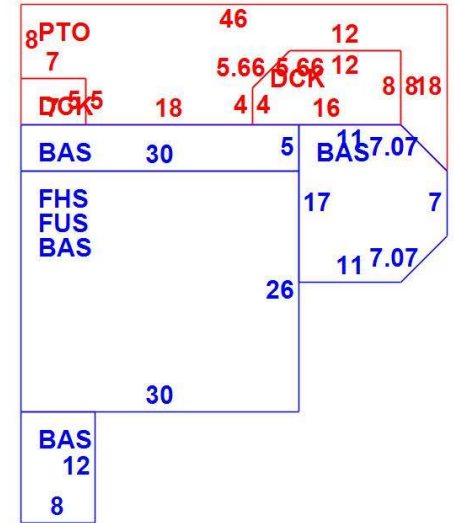
NOTES											

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
222	05-24-2005	MN	Maintenance	15,000		100		REPL 24 VINYL WINDOW	10-27-2016	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									03-06-2002	K+D		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	26,850 SF	12.14	1.00000	5	1.00	0100	3.519		W325	3.2500	138.84	
1	1010	Single Family	RC	Undevelop	0.210 AC	2,000.00	1.00000	0	1.00	0100	3.519	BEACH		1.0000	0.16	
Total Card Land Units					0.83 AC	Parcel Total Land Area					0.83	Total Land Value				3,729,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	390	
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	10	Wood Shingle			
Interior Wall 1	04	Plywood Panel			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		542,100
Heat Type	06	Steam	Replace Cost		20,010
AC Type	01	None	Year Built		562,110
Bedrooms	4		Effective Year Built		1939
Full Baths	1		Depreciation Code		1993
Half Baths	2		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		28
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		72
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		404,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	390		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**BSM  
(390 sf)**



**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
FGR1	Garage - 1 Sto	L	400	52.00	1980	A	70	C	1.00	14,600
GNR	GENERATOR	L	1	12400.00	2013	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	1,273	1,273	1,273	211.76	269,568
BSM	Basement	0	390	78	42.35	16,517
DCK	Deck	0	155	16	21.86	3,388
FHS	Finished Half Story	390	780	390	105.88	82,586
FUS	Finished Upper Story	780	780	780	211.76	165,171
PTO	Patio	0	456	23	10.68	4,870
Ttl Gross Liv / Lease Area		2,443	3,834	2,560		542,100

