

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CUTTS ALLISON M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
39 CAPTAINS HILL RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	392,900	392,900	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	670,200	670,200		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2289 Total Acres .83 Chapter Lan GIS ID F_878191_2832723		Cyclical 9 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	21,500	21,500		
						Total		1,084,600	1,084,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CUTTS ALLISON M	LCC	127004	06-22-2018	Q	I	738,000	00	Year	Code	Assessed	Year	Code	Assessed		
WATERHOUSE ROBERT H & BONNIE	LCC	66233	05-24-1982	U	I	91,500	1	2023	1010	292,200	2022	1010	243,100		
									1010	697,600		1010	576,300		
									1010	16,300		1010	16,300		
								Total		1,006,100	Total		835,700	Total	741,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0110				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	392,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	21,500
Appraised Land Value (Bldg)	670,200
Special Land Value	0
Total Appraised Parcel Value	1,084,600
Valuation Method	C
Total Appraised Parcel Value	1,084,600

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-21-8	01-15-2021	MN	Maintenance	3,000		100		Weatherization and insulation		06-13-2019	SJD	9		12	Property Est. - No Access
										02-08-2017	SJD	0	1	01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										08-13-2008	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	36,155 SF	9.46	1.00000	5	1.00	0110	1.960		1.0000	18.54	670,200
Total Card Land Units					0.83 AC	Parcel Total Land Area					0.83	Total Land Value			670,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	04	Cape Cod		Bsmt Area	1168		
Model	01	Residential		Bsmt Type	03		
Grade	05	Ave/Good		Unfin Area	0.00	Partial	
Stories	1.75						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Owne
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	10	Wood Shingle		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	09	Pine/Soft Wood					
Interior Floor 2				Net Other Adj		521,307	
Heat Fuel	03	Gas		Replace Cost		16,900	
Heat Type	04	Forced Air-Duc		Year Built		538,207	
AC Type	01	None		Effective Year Built		1947	
Bedrooms	3			Depreciation Code		1994	
Full Baths	2			Remodel Rating		G	
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Depreciation %		27	
Total Rooms	7			Functional Obsol			
Bath Style	02	Average		External Obsol			
Kitchen Style	02	Average		Trend Factor		1.000	
Extra Kitchens	0			Condition			
Fireplaces	1			Condition %			
Extra Openings	0			Percent Good		73	
Gas Fireplaces	0			Cns Sect Rcnld		392,900	
Sq Ft Fin Bsmt	0			Dep % Ovr			
FBM Quality				Dep Ovr Comment			
Foundation	06	Poured Conc		Misc Imp Ovr			
Bsmt Garage	0			Misc Imp Ovr Comment			
Bsmt Area	1168			Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

FUS BAS BSM		BAS BSM
	20	20
	16	4
TQS BAS		
	14	
	10	
TQS BAS BSM		
		24
		32

**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	528	52.00	1980	A	70	C	1.00	19,200
PTO	Patio	L	216	15.00	1968	A	70	C	1.00	2,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,308	1,308	1,308	205.00	268,136
BSM	Basement	0	1,168	234	41.07	47,969
FUS	Finished Upper Story	320	320	320	205.00	65,599
TQS	Three Quarter Story	681	908	681	153.75	139,603
Ttl Gross Liv / Lease Area		2,309	3,704	2,543		521,307

