

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COUSINS CHARLES E TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
COUSINS FAMILY NOMINEE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	792,200	792,200
PO BOX 1665				0 Light		RES LAND	1010	1,207,100	1,207,100
DUXBURY MA 02331		SUPPLEMENTAL DATA				RESIDNTL	1010	15,800	15,800
Alt Prcl ID		Cyclical 9							
Scnd Home 500595		Exemption							
Tax Class T		W							
Tot Fin Area 3006		District							
Total Acres .49		Res Exem							
Chapter Lan									
GIS ID F_881984_2830061		Assoc Pid#							
Total								2,015,100	2,015,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
COUSINS CHARLES E TT		8218 0197	12-31-1987	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	605,100	2022	1010	554,500		
									1010	1,378,200		1010	1,274,200		
									1010	11,500		1010	11,500		
Total								1,994,800		Total		1,840,200		Total	1,639,400

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
0100				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										792,200			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										15,800			
Appraised Land Value (Bldg)										1,207,100			
Special Land Value										0			
Total Appraised Parcel Value										2,015,100			
Valuation Method										C			
Total Appraised Parcel Value										2,015,100			

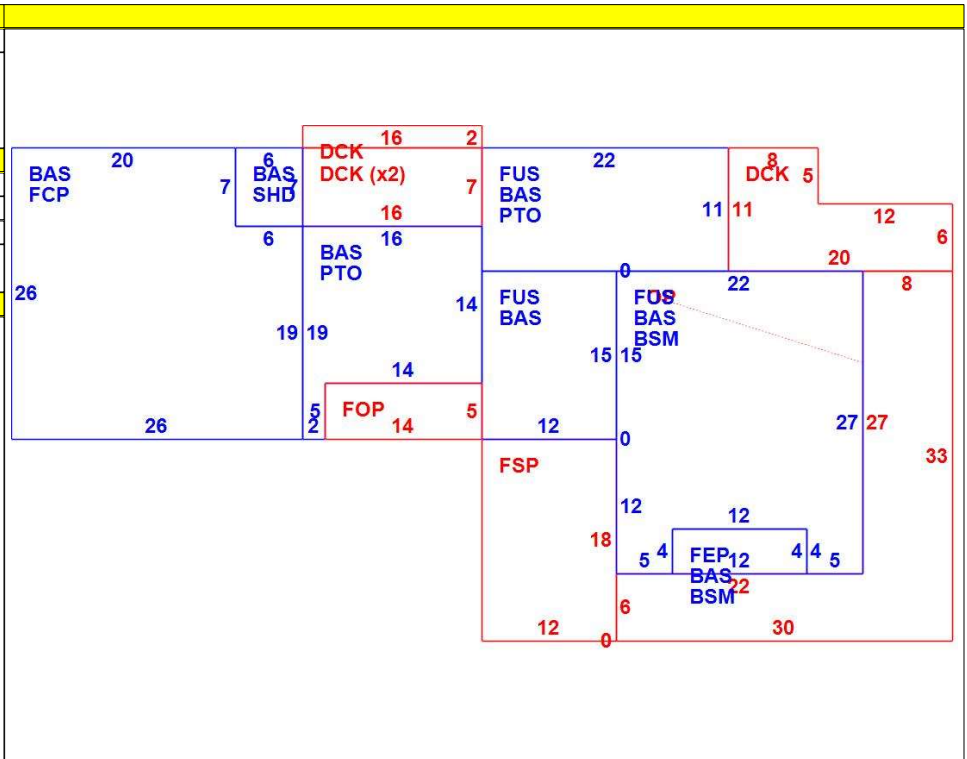
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
406	12-21-2007	NC	New Construct	0		100		25.9X42.25' SINGLEST		11-04-2016	JLF	10	2	00	Measure & Listed
53	02-24-2006	MS	Miscellaneous	5,000		100		9X12 COVERED PORCH		04-12-2013	VGS			20	Field Review
417	09-07-2005	NC	New Construct	276,000		100		1ST 2060 SQ,2ND 1024		07-10-2008	KP		1	00	Measure & Listed
342	07-16-2004	DM	Demolish	10,000		100		DEM BUILDING							
9999	06-09-2004	MS	Miscellaneous	1,000	06-09-2004	100		FIRE PROPERTY							
14670	09-17-1997	MN	Maintenance	8,000		100		ROOF,REPL FOOT,SILLS							

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	21,344 SF	14.61	1.00000	5	1.00	0100	3.519		V110	1.1000	56.55	1,207,100
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value			1,207,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2038	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	378				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2038				

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

COST / MARKET VALUATION		
Net Other Adj		807,933
Replace Cost		53,113
Year Built		861,047
Effective Year Built		2005
Depreciation Code		2013
Remodel Rating		E
Year Remodeled		
Depreciation %	8	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	92	
Cns Sect Rcnld	792,200	
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
GNR	GENERATOR	L	1	12400.00	2021	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,926	1,926	1,926	242.55	467,151
BSM	Basement	0	594	119	48.59	28,863
DCK	Deck	0	416	42	24.49	10,187
FCP	Carport	0	634	95	36.34	23,042
FEP	Finished Enclosed Porch	0	48	29	146.54	7,034
FOP	Open Porch	0	466	70	36.43	16,979
FSP	Screened Porch	0	216	43	48.29	10,430
FUS	Finished Upper Story	968	968	968	242.55	234,788
PTO	Patio	0	476	24	12.23	5,821
SHD	Attached Shed	0	42	15	86.62	3,638
Ttl Gross Liv / Lease Area		2,894	5,786	3,331		807,933

