

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ST JEAN MICHAEL S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
ST JEAN JUDITH E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	143,800	143,800
25 CUSHING HILL RD				0 Light		RES LAND	1010	491,800	491,800
		SUPPLEMENTAL DATA				RESIDNTL	1010	10,500	10,500
HANOVER MA 02339		Alt Prcl ID	Scnd Home NEW FY 2024	Cyclical Exemption W	8				
		Tax Class T	Tot Fin Area 1100	District SEAWALL 2					
		Total Acres .214	Chapter Lan	Res Exem					
		GIS ID F_887399_2848707	Assoc Pid#						
							Total	646,100	646,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ST JEAN MICHAEL S		LCC 134151	07-08-2022	Q	I	650,000	00	Year	Code	Assessed	Year	Code	Assessed
DULLEA LAWRENCE FRANCIS		LCC 85638	12-06-1993	U	I	0	1	2023	1010	157,400	2022	1010	136,700
									1010	392,900		1010	330,000
								Total		550,300	Total		466,700
								Total			Total		414,600

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)	143,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	491,800
Special Land Value	0
Total Appraised Parcel Value	646,100
Valuation Method	C
Total Appraised Parcel Value	646,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0120			

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
79	06-20-2011	MN	Maintenance	14,000		100		REPLACE SIDING		05-11-2023	SJD	9	1	07	Measure - Info @ Door
142	10-13-2009	MN	Maintenance	6,000		100		STRIP REROOF		03-20-2018	JLF	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										09-27-1999	BSB		8	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	9,337 SF	27.92	1.00000	5	1.00	0120	2.096		ES90	0.9000	52.67	491,800
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			491,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1100	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			203,361
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		208,362
Heat Type	05	Hot Water	Year Built		1954
AC Type	01	None	Effective Year Built		1990
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnld		143,800
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	1100		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		G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,100	1,100	1,100	142.51	156,761
BSM	Basement	0	1,100	220	28.50	31,352
FEP	Finished Enclosed Porch	0	138	83	85.71	11,828
SHD	Attached Shed	0	56	20	50.90	2,850
TDK	Trex Deck	0	39	4	14.62	570
Ttl Gross Liv / Lease Area		1,100	2,433	1,427		203,361

SHD 14 4

BAS
BSM

TDK 5
3

22

50

FEP

23

6 TDK 6
4

