

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KUZINEVICH JOHN J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
KUZINEVICH HELEN C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,180,300	1,180,300		
71 GURNET RD				0 Light	0 Ocean Ft	RES LAND	1010	2,008,200	2,008,200		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption		8	RESIDNTL	1010	105,400	105,400	VISION	
		Scnd Home	District		SEAWALL 2 G1 OF						
		Tax Class	Res Exem								
		Tot Fin Area	Assoc Pid#								
		Total Acres				Total					
		Chapter Lan				3,293,900					
		GIS ID				3,293,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KUZINEVICH JOHN J		44209 0189	04-07-2014	U	I	1,625,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BRENER RICHARD A & DOUGENIK NAN		25808 0287	07-16-2003	Q	I	1,600,000	00	2023	1010	904,300	2022	1010	829,700	2021	1010	701,900
									1010	1,677,300		1010	1,440,200		1010	1,092,000
									1010	95,100		1010	95,100		1010	95,100
								Total			Total			Total		
								2,676,700			2,365,000			1,889,000		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount										
Total																	

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch		Appraised Bldg. Value (Card)	1,180,300				
0120						Appraised Xf (B) Value (Bldg)	0				
						Appraised Ob (B) Value (Bldg)	105,400				
						Appraised Land Value (Bldg)	2,008,200				
						Special Land Value	0				
						Total Appraised Parcel Value	3,293,900				
						Valuation Method	C				
						Total Appraised Parcel Value	3,293,900				

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
3	01-02-2004	RM	Remodel	40,000		100		RFRB GRG,ADD 3RD LEV		05-18-2015	SJD	9	1	00	Measure & Listed
13690	06-05-1995	RM	Remodel	10,000	06-07-1996	100		RMV 40 FT OF WALL		04-12-2013	VGS			20	Field Review
12441	07-17-1992	NC	New Construct	24,000	01-01-1993	100		UGR W/1.5 STORIES		09-26-2012	KP	6		30	Quality Control
11503	03-15-1990	MN	Maintenance	10,000	01-01-1991	100		REMOM BSMT NEW BA-RM		02-15-2007	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	16,553 SF	17.81	1.00000	5	1.00	0120	2.096		W325	3.2500	121.32	2,008,200	
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value				2,008,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1260	
Model	01	Residential	Bsmt Type	03	
Grade	11	Prime	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		1,260,632
Heat Fuel	03	Gas	Replace Cost		96,075
Heat Type	05	Hot Water	Year Built		1,356,708
AC Type	03	Central	Effective Year Built		1929
Bedrooms	5		Depreciation Code		2008
Full Baths	2		Remodel Rating		R
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %		13
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		1,180,300
Sq Ft Fin Bsmt	960		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1260		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
FGR7	Garage - Fin U	L	960	98.00	2004	A	70	B	1.50	98,800
PTO	Patio	L	624	15.00	1980	A	70	C	1.00	6,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,950	1,950	1,950	299.72	584,459
BSM	Basement	0	1,260	252	59.94	75,530
FUS	Finished Upper Story	1,260	1,260	1,260	299.72	377,650
TQS	Three Quarter Story	720	960	720	224.79	215,800
WDK	Deck	0	244	24	29.48	7,193
Ttl Gross Liv / Lease Area		3,930	5,674	4,206		1,260,632

