

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PATRONE PAUL H & PATRONE NANCY PATRONE WINDWARD REALTY TRU 25 WINDWARD WAY DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	460,100	460,100	
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	517,800	517,800	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2176 Total Acres 2.078 Chapter Lan GIS ID F_866257_2852352		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	2,100	2,100	
						Total				980,000	980,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PATRONE PAUL H & PATRONE NANCY T PATRONE PAUL H		LCC	130255	06-04-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		LCC6	0	07-31-1981	U	I	125,000	1	2023	1010	349,200	2022	1010	319,300	2021	1010	287,800
										1010	559,800	1010	356,200	1010	1,400	1010	1,400
		Total						Total		910,400	Total		676,900	Total		632,800	

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
		Total	0.00																
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B	Tracing		Batch							Appraised Bldg. Value (Card)				460,100		
0060													Appraised Xf (B) Value (Bldg)				0		
													Appraised Ob (B) Value (Bldg)				2,100		
													Appraised Land Value (Bldg)				517,800		
													Special Land Value				0		
													Total Appraised Parcel Value				980,000		
													Valuation Method				C		
													Total Appraised Parcel Value				980,000		

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
2015-215 61	09-15-2015 05-22-2012	MN MN	Maintenance Maintenance	8,000 20,898		100 100		STRIP & REROOF REPLACING 12 WINDOWS		04-12-2013 10-23-2007	VGS BSB			20 01	Field Review Measure - No Entry

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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400	
1	1010	Single Family	PD	Residual	1.160	AC	35,000.00	0.88965	5	1.00	0060	1.341			1.0000	0.96	48,400	
Total Card Land Units					2.08	AC	Parcel Total Land Area					2.08	Total Land Value					517,800

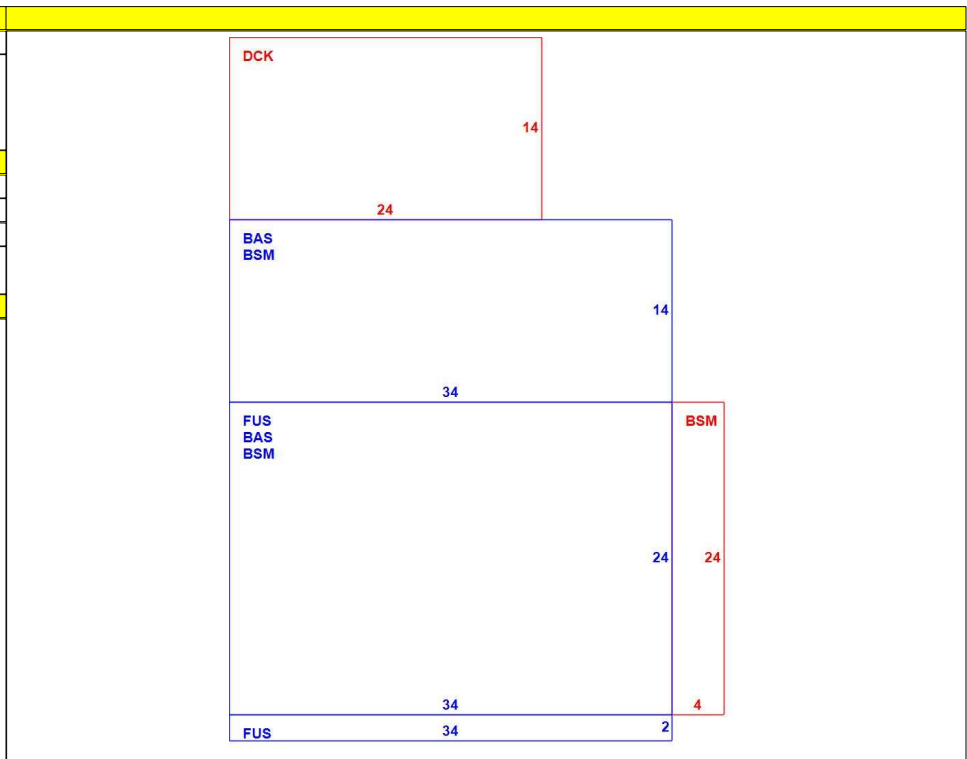
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1388			
Model	01	Residential	Bsmt Type	04			
Grade	06	Good	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	02	Oil					
Heat Type	05	Hot Water					
AC Type	03	Central					
Bedrooms	4						
Full Baths	2						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	7						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	1388						

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
SHD1	Shed	L	144	21.00	1995	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,292	1,292	1,292	224.13	289,571
BSM	Basement	0	1,388	278	44.89	62,307
DCK	Deck	0	336	34	22.68	7,620
FUS	Finished Upper Story	884	884	884	224.13	198,128
Ttl Gross Liv / Lease Area		2,176	3,900	2,488		557,626



25 WINDWARD WAY

