

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WINTERLE MATTHEW J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
WINTERLE JESSICA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	180,400	180,400	
20 S RIVER LN W		SUPPLEMENTAL DATA			RES LAND	1010	519,100	519,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1345 Total Acres 2.198 Chapter Lan GIS ID F_864519_2847458			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	29,300	29,300	
						Total		728,800	728,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WINTERLE MATTHEW J		55855 299	10-18-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	
WINTERLE MATTHEW J		45890 0096	08-05-2015	Q	I	445,000	00	2023	1010	145,100	2022	1010	132,500	
MURPHY CONOR C & ELIZABETH C		11258 0209	09-14-1992	Q	I	184,000	00		1010	564,700		1010	359,300	
									1010	20,300		1010	20,300	
						Total		730,100	Total		512,100	Total		486,500

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

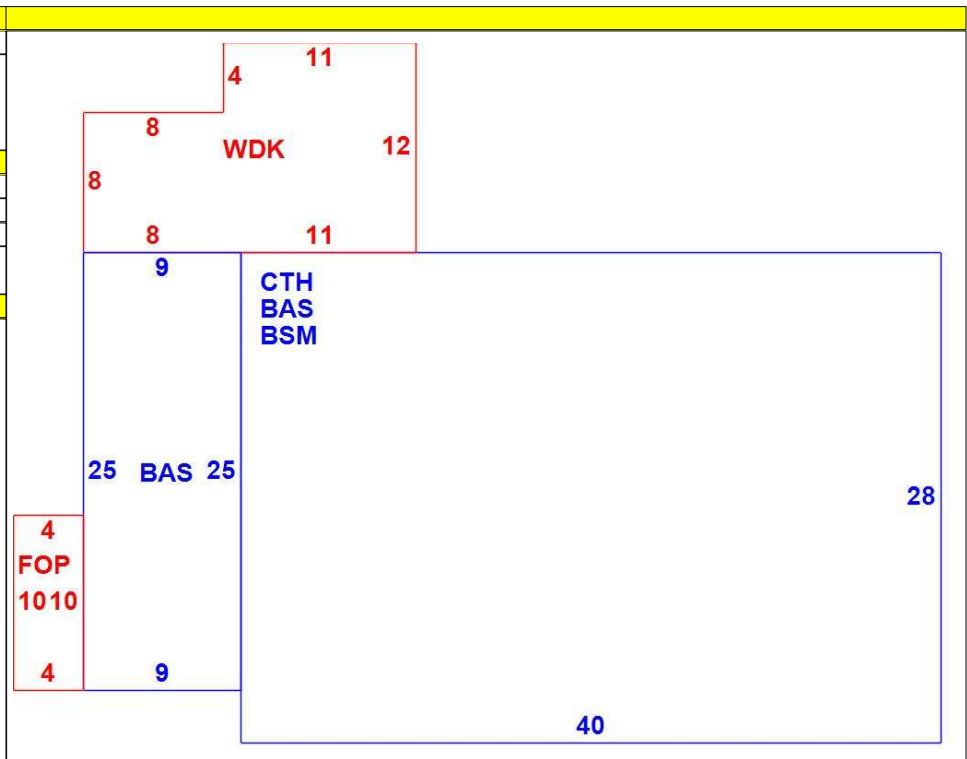
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										180,400			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										29,300			
Appraised Land Value (Bldg)										519,100			
Special Land Value										0			
Total Appraised Parcel Value										728,800			
Valuation Method										C			
Total Appraised Parcel Value										728,800			

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
BPO-22-416	11-28-2022	BP	Bldg Permit	55,000	05-08-2023	100	06-21-2023	Demo a portion of existing deck f		05-08-2023	SJT	5		12	Property Est. - No Access
BPO-20-143	08-11-2020	MN	Maintenance	13,000		100	09-18-2020	Replace 12 windows.		03-01-2019	SJT	5	9	30	Quality Control
2018-343	09-10-2018	MN	Maintenance	11,792		100		NEW ROOF		09-12-2018	SJD	6		20	Field Review
										04-14-2016	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										07-02-2007	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	40,000	SF 8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	1.297	AC 35,000.00	0.81680	5	1.00	0060	1.341			1.0000	0.88	49,700
Total Card Land Units					2.22	AC	Parcel Total Land Area				2.22	Total Land Value			519,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1120	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	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			213,068
Interior Floor 2			Net Other Adj		34,000
Heat Fuel	04	Electric	Replace Cost		247,068
Heat Type	07	Radiant-Elec.	Year Built		1977
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	5		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 Rcnd		180,400
Sq Ft Fin Bsmt	840		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	1120		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
FGR1	Garage - 1 Sto	L	528	52.00	1986	A	70	C	1.00	19,200
SPL1	Ing Pool - Ave	L	576	64.00	1986	F	55	D	0.50	10,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,345	1,345	1,345	124.82	167,883
BSM	Basement	0	1,120	224	24.96	27,960
CTH	Cathedral Ceiling	0	1,120	112	12.48	13,980
FOP	Open Porch	0	40	6	18.72	749
WDK	Deck	0	196	20	12.74	2,496
Ttl Gross Liv / Lease Area		1,345	3,821	1,707		213,068

