

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
MAHANEY JOHN & JUDITH TT MAHANEY WINTERTIME TRUST 141 BOLAS RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	372,000				372,000			
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	372,000									
								RES LAND	1010	438,300				438,300					
SUPPLEMENTAL DATA												VISION							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2192 Total Acres .92 Chapter Lan GIS ID F_863945_2841187				Cyclical 4 Exemption W District Res Exem Assoc Pid#				Total		810,300	810,300								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAHANEY JOHN & JUDITH TT			32436	0245	03-30-2006	U	I	1	1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	282,500	2022	1010	258,200	2021	1010	233,100
												1010	630,900		1010	400,900		1010	386,600
											Total		913,400	Total		659,100	Total		619,700
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)					372,000	
0050												Appraised Xf (B) Value (Bldg)					0		
												Appraised Ob (B) Value (Bldg)					0		
												Appraised Land Value (Bldg)					438,300		
												Special Land Value					0		
												Total Appraised Parcel Value					810,300		
												Valuation Method					C		
												Total Appraised Parcel Value					810,300		
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			
2014-41	04-11-2014	MN	Maintenance	31,792		100		REPLACE 26 WINDOWS AND 1			09-12-2018	SJD			20	Field Review			
											04-12-2013	VGS			20	Field Review			
											10-11-2007	BSB			01	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	RC	Primary	40,074	SF	8.75	1.00000	5	1.00	0050	1.000			V125	1.2500	8.75	438,300	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					438,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1256	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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		487,360
Heat Fuel	02	Oil	Replace Cost		22,230
Heat Type	05	Hot Water	Year Built		509,590
AC Type	01	None	Effective Year Built		1978
Bedrooms	4		Depreciation Code		1994
Full Baths	2		Remodel Rating		A
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		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 Rcnld		372,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1256		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK		10	
16			
BAS	BSM	FUS	FGR
20		26	
16		26	
36		5	

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,256	1,256	1,256	194.09	243,777
BSM	Basement	0	1,256	251	38.79	48,717
DCK	Deck	0	160	16	19.41	3,105
FGR	Garage	0	130	52	77.64	10,093
FUS	Finished Upper Story	936	936	936	194.09	181,668
Ttl Gross Liv / Lease Area		2,192	3,738	2,511		487,360



141 BOLAS RD

