

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHIN LEONARD			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
44 WINTER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	161,800	161,800
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	350,400	350,400
Alt Prcl ID		Cyclical 4			RESIDNTL	1010	33,500	33,500	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1254		District							
Total Acres .928		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_863736_2836294									
							Total	545,700	545,700

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHIN LEONARD		LCC 86043	03-11-1994	Q	I	140,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	173,500	2022	1010	152,500
									1010	364,400		1010	300,300
									1010	19,100		1010	19,100
							Total	557,000	Total	471,900	Total	422,100	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	161,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	33,500
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	545,700
Valuation Method	C
Total Appraised Parcel Value	545,700

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
QPO-22-73	04-26-2022	MN	Maintenance	11,500		100	04-26-2022	14 WINDOWS	04-12-2013	VGS			20	Field Review
2013-42	04-10-2013	MN	Maintenance	2,500		100		STRIP & REROOF 4 SQUARES	11-28-2007	BSB		1	00	Measure & Listed
14134	07-26-1996	NC	New Construct	9,500	09-18-1997	100		18X36VNYL ING PL/GAT						

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below 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			204,449
Interior Floor 2			Net Other Adj		23,460
Heat Fuel	04	Electric	Replace Cost		227,909
Heat Type	07	Radiant-Elec.	Year Built		1971
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		161,800
Sq Ft Fin Bsmt	648		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1092		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS BSM	27	6
	26	22
42	27	

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	80	21.00	1980	A	70	C	1.00	1,200
SPL1	Ing Pool - Ave	L	600	64.00	2000	A	70	C	1.00	26,900
PTO	Patio	L	400	15.00	2000	A	70	C	1.00	4,200
SHD1	Shed	L	80	21.00	2000	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,254	1,254	1,254	119.56	149,929
BSM	Basement	0	1,092	218	23.87	26,064
FGR	Garage	0	594	238	47.90	28,456
Ttl Gross Liv / Lease Area		1,254	2,940	1,710		204,449



44 WINTER ST

