

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DIAMOND DAVID W			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
DIAMOND KRISTEN W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	906,400	906,400
60 WINTER ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	355,600	355,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3084 Total Acres 1.08 Chapter Lan GIS ID F_863553_2836205			Cyclical 4 Exemption W District Res Exem Assoc Pid#				
						Total		1,262,000	1,262,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DIAMOND DAVID W		20875 0001	11-09-2001	Q	I	595,000	00	Year	Code	Assessed	Year	Code	Assessed
RHB DEVELOPMENT INC		19358 0200	02-09-2001	U	I	820,000	1	2023	1010	695,200	2022	1010	638,200
BRICK REALTY TRUST		19330 0267	02-01-2001	U	I	325,000	1		1010	369,800		1010	304,800
RANDALL MICHAEL D ADMINISTRATOR		19197 0012	12-22-2000	U	I	0	1A						
						Total		1,065,000	Total		943,000	Total	806,400

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	906,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	355,600
Special Land Value	0
Total Appraised Parcel Value	1,262,000
Valuation Method	C
Total Appraised Parcel Value	1,262,000

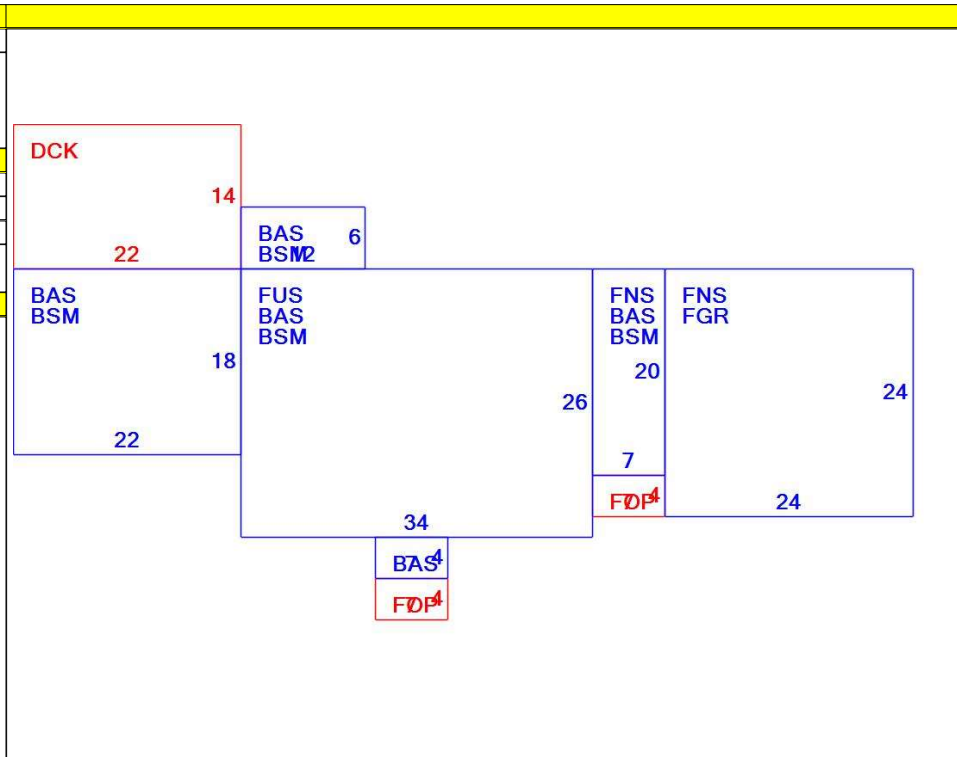
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

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
604	12-07-2004	RM	Remodel	3,000		100		REC ROOM IN BASEMENT	04-12-2013	VGS			20	Field Review
20010083	03-16-2001	DM	Demolish	3,300		100		EXISTING DWELL	09-07-2005	KP		1	00	Measure & Listed
20010082	03-16-2001	NC	New Construct	174,000	12-01-2001	100		26X36 W GAR 2STY						
20010052	02-16-2001	DM	Demolish	5,000	12-01-2001	100		HOUSE AND GARAGE						

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	350,000	
1	1010	Single Family	RC	Residual	0.160	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	5,600	
Total Card Land Units					1.08	AC	Parcel Total Land Area					1.08	Total Land Value			355,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1492	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			921,959
Interior Floor 2			Net Other Adj		74,053
Heat Fuel	02	Oil	Replace Cost		996,011
Heat Type	05	Hot Water	Year Built		2001
AC Type	01	None	Effective Year Built		2012
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	9	
Total Rooms	9		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	91	
Gas Fireplaces	0		Cns Sect Rcnld	906,400	
Sq Ft Fin Bsmt	875		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1492		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,520	1,520	1,520	255.04	387,656	
BSM	Basement	0	1,492	298	50.94	76,001	
DCK	Deck	0	308	31	25.67	7,906	
FGR	Garage	0	576	230	101.84	58,659	
FNS	Finished 90% Story	644	716	644	229.39	164,244	
FOP	Open Porch	0	56	8	36.43	2,040	
FUS	Finished Upper Story	884	884	884	255.04	225,453	
Ttl Gross Liv / Lease Area		3,048	5,552	3,615		921,959	



60 WINTER ST

