

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION	
HARRINGTON JASON			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed		
HARRINGTON TARA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	480,100	480,100		
167 WINTER ST				0 Heavy		RES LAND	1010	365,900	365,900		
SUPPLEMENTAL DATA						RESIDNTL	1010	4,300	4,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2180 Total Acres 1.372 Chapter Lan GIS ID F_861603_2833989		Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total				850,300	850,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HARRINGTON JASON		34887 0272	07-31-2007	Q	I	550,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
KENNEDY JOHN J		28182 0082	05-11-2004	Q	I	500,000	00	2023	1010	368,800	2022	1010	338,800	2021	1010	307,000	
REAL THOMAS		19207 0249	12-27-2000	U	I	100	1F		1010	380,400		1010	313,500		1010	261,300	
									1010	2,900		1010	2,900		1010	2,900	
Total										752,100			Total	655,200		Total	571,200

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							
0050					Appraised Bldg. Value (Card)						480,100
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						4,300
					Appraised Land Value (Bldg)						365,900
					Special Land Value						0
					Total Appraised Parcel Value						850,300
					Valuation Method						C
					Total Appraised Parcel Value						850,300

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
380	10-23-2006	MS	Miscellaneous	10,000	05-17-2007	100		12X20 UTILITY BLDG		04-12-2013	VGS			20	Field Review
										11-28-2007	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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.454	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	15,900
Total Card Land Units					1.37	AC	Parcel Total Land Area					1.37	Total Land Value			365,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1264	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			538,892
Interior Floor 2			Net Other Adj		46,545
Heat Fuel	02	Oil	Replace Cost		585,437
Heat Type	05	Hot Water	Year Built		1985
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnld		480,100
Sq Ft Fin Bsmt	600		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	1264		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	DCK		BAS BSM	
		14		14
	18		20	
FUS BAS BSM				BSM
		24		24
				3
FUS		38		2

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	240	21.00	2007	G	85	C	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,192	1,192	1,192	219.24	261,334
BSM	Basement	0	1,264	253	43.88	55,468
DCK	Deck	0	252	25	21.75	5,481
FUS	Finished Upper Story	988	988	988	219.24	216,609
Ttl Gross Liv / Lease Area		2,180	3,696	2,458		538,892



167 WINTER ST