

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GUINEN PATRICK E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
GUINEN JANNA E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	380,000	380,000	
38 CARR RD		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	474,100	474,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2362 Total Acres 1.018 Chapter Lan GIS ID F_869726_2853488			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,800	2,800	
						Total		856,900	856,900	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GUINEN PATRICK E		LCC 105379	05-21-2004	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	289,200	2022	1010	264,700
									1010	508,800		1010	323,300
									1010	1,900		1010	1,900
								Total		799,900	Total		589,900
								Total			Total		553,000

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

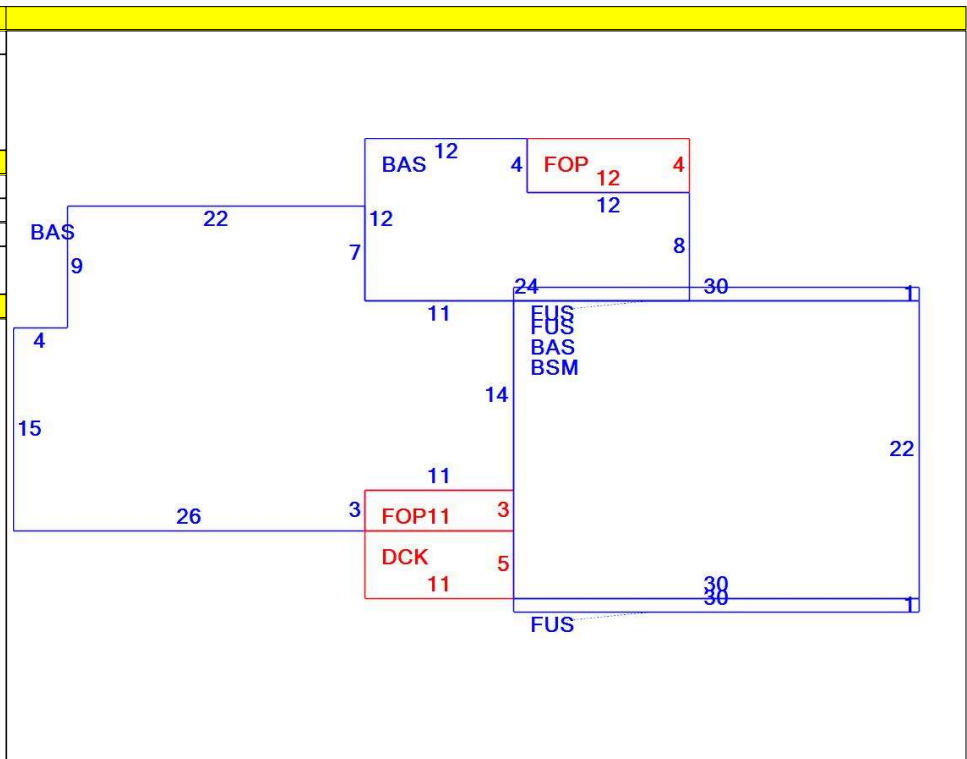
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES	
KITCHENETTE HAS BEEN REMOVED - ONLY SINK EXITS 11/11	

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
160	07-23-2010	AD	Addition	16,500		100		176'ADD EXTEND KITCH	04-12-2013	VGS			20	Field Review
48	04-23-2010	MN	Maintenance	28,000		100		WOOD SIDING	11-22-2011	KP		1	00	Measure & Listed
80	07-21-2008	MN	Maintenance	7,917		100		REPLACE 13 WINDOWS						
327	09-15-2006	MS	Miscellaneous	5,700		100		12X14 UTILITY BLDG						
21	01-22-2003	MN	Maintenance	1,000		100		NEW EXTERIOR DOOR						

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	RC	Residual	0.100 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	4,700
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value			474,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	660	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	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	Net Other Adj		487,422
Interior Floor 2			Replace Cost		26,130
Heat Fuel	02	Oil	Year Built		513,553
Heat Type	05	Hot Water	Effective Year Built		1961
AC Type	01	None	Depreciation Code		1995
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		74
Extra Openings	0		Cns Sect Rcnld		380,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	660		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
SHD1	Shed	L	192	21.00	2000	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,642	1,642	1,642	194.04	318,610
BSM	Basement	0	660	132	38.81	25,613
DCK	Deck	0	55	6	21.17	1,164
FOP	Open Porch	0	81	12	28.75	2,328
FUS	Finished Upper Story	720	720	720	194.04	139,707
Ttl Gross Liv / Lease Area		2,362	3,158	2,512		487,422



38 CARR RD