

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OLIVER R SCOTT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
39 WINSLOW RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	376,500	376,500	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	470,200	470,200	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1629 Total Acres .92 Chapter Lan GIS ID F_872169_2834687		Cyclical 6 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	10,500	10,500		
							Total	857,200	857,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OLIVER R SCOTT	LCC	134104	06-30-2022	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed
JULIANO JOSEE E	LCC	123729	07-15-2016	Q	I	576,001	00	2023	1010	299,200	2022	1010	286,300
TURRELL ALICE L & TURRELL MARK H	LCC	102125	09-30-2002	U	I	100	1F		1010	504,700		1010	320,700
							Total	803,900	Total	607,000	Total	579,700	

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

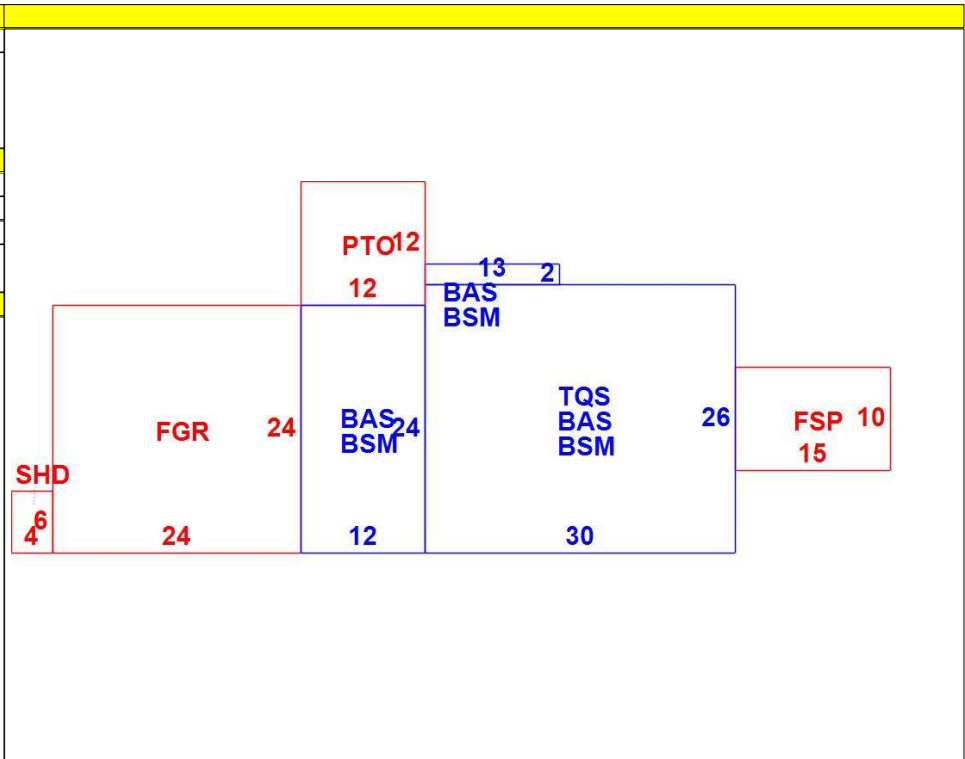
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES		APPRAISED VALUE SUMMARY			
NO LOFT ABOVE GARAGE ONLY OPEN RAFTERS		Appraised Bldg. Value (Card)			376,500
		Appraised Xf (B) Value (Bldg)			0
		Appraised Ob (B) Value (Bldg)			10,500
		Appraised Land Value (Bldg)			470,200
		Special Land Value			0
		Total Appraised Parcel Value			857,200
		Valuation Method			C
		Total Appraised Parcel Value			857,200

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
EPO-22-361	07-25-2022	EL	Electric			100	09-27-2022	STANDBY GENERATOR	08-11-2022	SJD	9	1	00	Measure & Listed
2018-131	04-17-2018	AD	Addition	15,500	08-30-2018	100		CONSTRUCT A 10' X 15' SCRE	08-30-2018	JLF	5	1	07	Measure - Info @ Door
201	06-02-2006	RM	Remodel	10,000		100		14X12 KITCHEN	09-20-2016	SJD	9	1	00	Measure & Listed
96	03-24-2006	RM	Remodel	16,000		100		2 EXISTING BATHROOMS	01-29-2014	JLF	0	2	06	Inspection Only
50	09-29-2005	MN	Maintenance	6,550		100		REPL 16 WINDOWS	04-12-2013	VGS			20	Field Review
									03-01-2008	BSB		1	00	Measure & Listed

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	40,075	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1079	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.8				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	Net Other Adj		457,606
Interior Floor 2			Replace Cost		18,980
Heat Fuel	02	Oil	Year Built		476,586
Heat Type	05	Hot Water	Effective Year Built		1963
AC Type	03	Central	Depreciation Code		2000
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		376,500
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	1079		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
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,094	1,094	1,094	210.59	230,382
BSM	Basement	0	1,094	219	42.16	46,119
FGR	Garage	0	576	230	84.09	48,435
FSP	Screened Porch	0	150	30	42.12	6,318
PTO	Patio	0	144	7	10.24	1,474
SHD	Attached Shed	0	24	8	70.20	1,685
TQS	Three Quarter Story	585	780	585	157.94	123,193
Ttl Gross Liv / Lease Area		1,679	3,862	2,173		457,606

