

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WINTERSON EMILY A  PO BOX 2148  DUXBURY MA 02331			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	357,100	357,100	
		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	470,200	470,200	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1403 Total Acres .92 Chapter Lan  GIS ID F_870662_2834876				0 Medium		RESIDNTL	1010	
						Total		857,400	857,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WINTERSON EMILY A		LCC 90934	01-31-1997	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
GEORGE F WINTERSON		6668 005	03-28-1986	Q	I	215,000	00	2023	1010	346,200	2022	1010	287,200			
									1010	504,700		1010	320,700			
									1010	42,300		1010	42,300			
								Total		893,200	Total		650,200	Total		605,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									357,100
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									30,100
Appraised Land Value (Bldg)									470,200
Special Land Value									0
Total Appraised Parcel Value									857,400
Valuation Method									C
Total Appraised Parcel Value									857,400

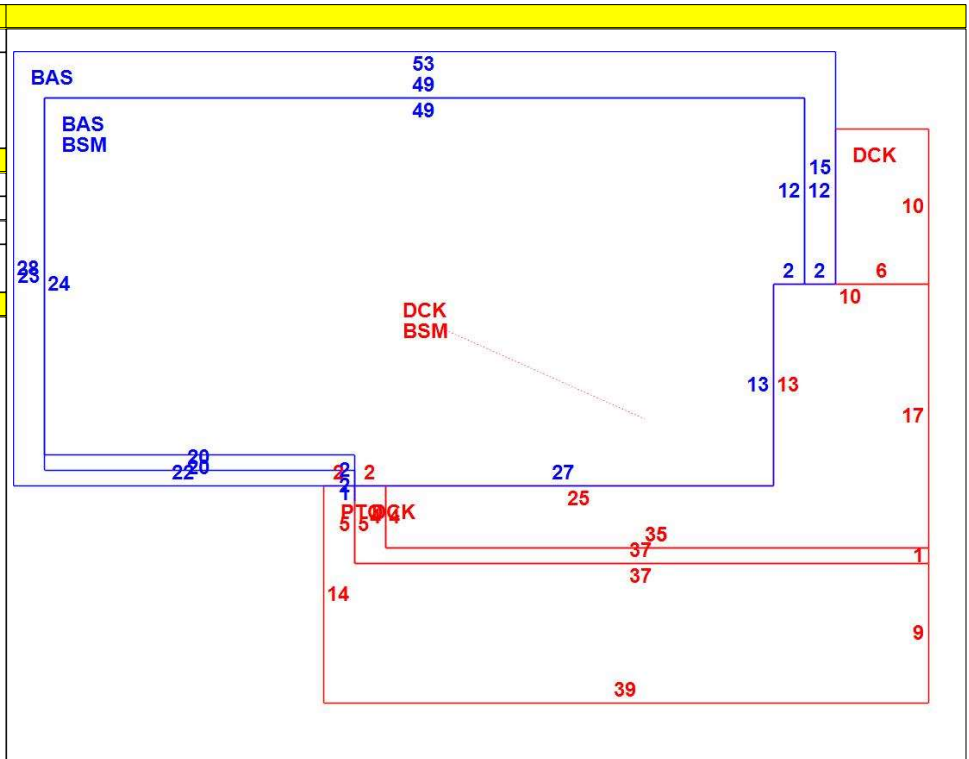
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-25	11-02-2022	MN	Maintenance	7,000		100		Roof Repair		11-17-2020	SJT	10		20	Field Review
QP-20-30	06-15-2020	MN	Maintenance	14,960		100		Strip and re-roof		04-12-2013	VGS			20	Field Review
510	12-21-2001	MN	Maintenance	5,000	07-08-2002	100		REROOF		04-14-1999	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	08	Raised Ranch	Bsmt Area	1449	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	05	Average			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1282				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1449				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	402,068
Replace Cost	67,788
Year Built	1970
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	357,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
FGR1	Garage - 1 Sto	L	624	52.00	1980	A	70	C	1.00	22,700
PTO	Patio	L	700	15.00	1980	A	70	C	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,452	1,452	1,452	223.62	324,695
BSM	Basement	0	1,449	290	44.75	64,850
DCK	Deck	0	375	38	22.66	8,498
PTO	Patio	0	361	18	11.15	4,025
Ttl Gross Liv / Lease Area		1,452	3,637	1,798		402,068

