

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAY JOHN J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
MAY PAMELA F			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	505,200	505,200
16 WINSLOW RD				0 Light		RES LAND	1010	469,900	469,900
SUPPLEMENTAL DATA						RESIDNTL	1010	3,600	3,600
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			6				
	Scnd Home	District Res Exem							
	Tax Class T	Assoc Pid#							
	Tot Fin Area 2232								
	Total Acres .928								
	Chapter Lan								
	GIS ID F_872431_2835147								
						Total		978,700	978,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAY JOHN J	LCC	84864	07-01-1993	Q	I	239,000	00	Year	Code	Assessed	Year	Code	Assessed			
MACLAUGHLIN TERRY E	LCC	58801	09-02-1977	Q	I	65,900	00	2023	1010	398,200	2022	1010	365,500			
									1010	504,300		1010	320,400			
									1010	2,400		1010	2,400			
								Total		904,900	Total		688,300	Total		647,800

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 505,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

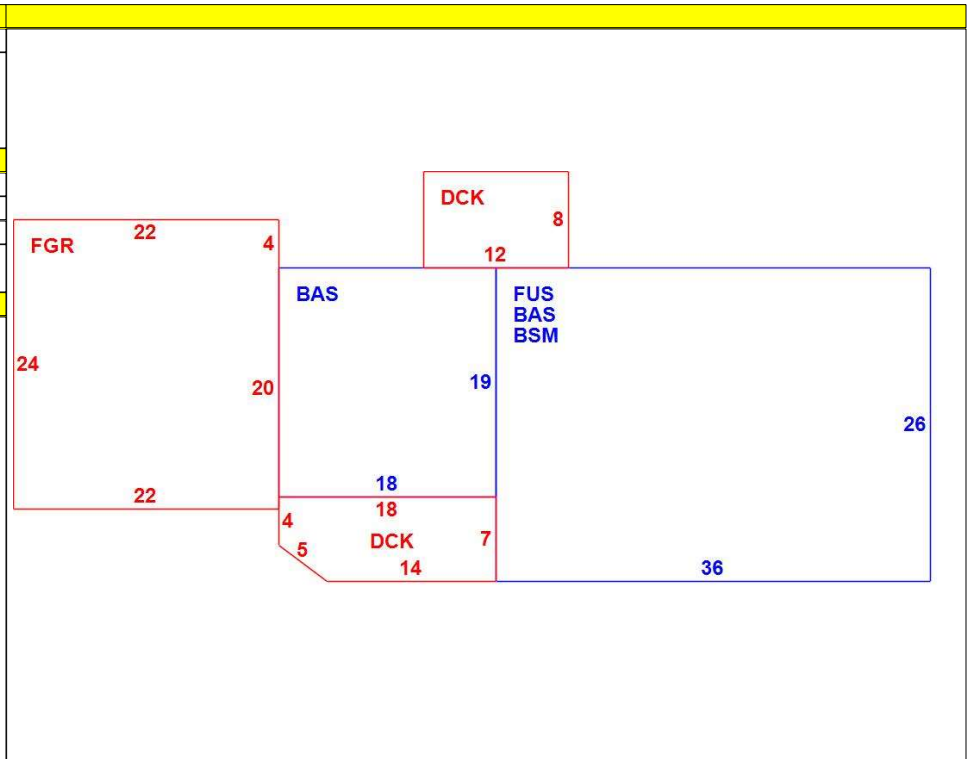
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES			
<p>Appraised Land Value (Bldg) 469,900</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 978,700</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 978,700</p>			

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
BP-20-7	04-10-2020	MN	Maintenance	8,500	06-22-2020	100		Strip & Re-Roof		06-22-2020	SJT	5		20	Field Review
574	12-19-2005	RM	Remodel	15,000		100		REMODEL 2 BATHROOMS		09-25-2019	SJT	10		00	Measure & Listed
QP-19-290	11-18-2005	MN		1,500		100	12-10-2019			04-12-2013	VGS			20	Field Review
596	11-06-2003	RM	Remodel	10,000	09-04-2004	100		REFRB KIT,REPL WNDWS		09-22-2006	KP		1	00	Measure & Listed
2000356	09-18-2000	RM	Remodel	7,300	06-25-2001	100		FIN BAS AREA							

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	0.010 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.15	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			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			630,642
Interior Floor 2			Net Other Adj		52,000
Heat Fuel	03	Gas	Replace Cost		682,643
Heat Type	05	Hot Water	Year Built		1964
AC Type	03	Central	Effective Year Built		1995
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		26
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnd		505,200
Sq Ft Fin Bsmt	460		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	936		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
SHD1	Shed	L	80	21.00	1985	F	55	C	1.00	900
PTO	Patio	L	255	15.00	2019	A	70	C	1.00	2,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,278	1,278	1,278	239.42	305,984
BSM	Basement	0	936	187	47.83	44,772
DCK	Deck	0	216	22	24.39	5,267
FGR	Garage	0	528	211	95.68	50,518
FUS	Finished Upper Story	936	936	936	239.42	224,101
Ttl Gross Liv / Lease Area		2,214	3,894	2,634		630,642

