

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LAGRECA ANTHONY J & JANICE M T 40 WINSLOW RD REALTY TRUST 40 WINSLOW RD		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	725,800	725,800
				0	Light			RES LAND	1010	470,300	470,300
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID		Cyclical		6		RESIDNTL	1010	216,200	144,200
		Scnd Home		Exemption							
		Tax Class T		District		Res Exem					
		Tot Fin Area 3103									
		Total Acres .938									
		Chapter Lan									
		GIS ID F_871989_2834878		Assoc Pid#							
								Total		1,412,300	1,340,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LAGRECA ANTHONY J & JANICE M TT		LCC 1141780	12-29-2009	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ANTHONY J LAGRECA M&A LIVING TRU		LCC 95101	03-22-1999	U	I	1	1F	2023	1010	548,800	2022	1010	500,900	2021	1010	434,100
LAGRECA ANTHONY J		LCC 80835	11-07-1990	Q	I	300,000	00		1010	504,800		1010	320,700		1010	311,300
									1010	111,100		1010	111,100		1010	107,700
								Total		1,164,700	Total		932,700	Total		853,100

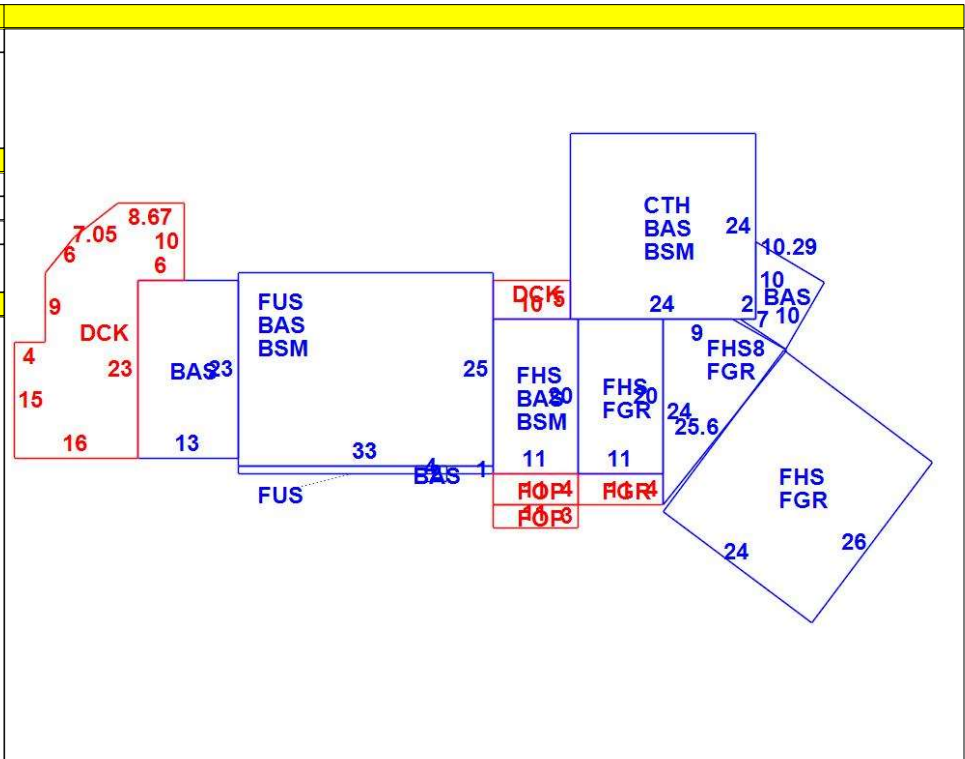
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch											
0060					Appraised Bldg. Value (Card)	725,800									
					Appraised Xf (B) Value (Bldg)	0									
					Appraised Ob (B) Value (Bldg)	216,200									
					Appraised Land Value (Bldg)	470,300									
					Special Land Value	0									
					Total Appraised Parcel Value	1,412,300									
					Valuation Method	C									
					Total Appraised Parcel Value	1,412,300									

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	
BP-20-2	04-24-2020	SP	Solar Panels		06-23-2020	100	06-23-2020	35 Solar Panels	06-23-2020	SJT	5		20	Field Review	
2019-82	03-18-2019	AD	Addition	16,000	02-12-2020	100	02-12-2020	INSTALL (2) HYDRO AIR UNITS	02-12-2020	SJT	5		01	Measure - No Entry	
2018-280	07-16-2018	NC	New Construct	212,000	04-16-2019	100		CONST A 866' GARAGE AND A	05-29-2019	SJT	5		01	Measure - No Entry	
40	05-14-2008	MN	Maintenance	8,000		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review	
404	11-13-2006	AD	Addition	5,000		100		844 SQ'UH POOL CABAN	08-28-2007	KP		1	00	Measure & Listed	
403	11-13-2006	AD	Addition	50,000		100		FOUND 844'UH CABANA							

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	0.020	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.03	900
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			470,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1675	
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					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		925,338
Interior Floor 2			Replace Cost		29,600
Heat Fuel	03	Gas	Year Built		954,939
Heat Type	05	Hot Water	Effective Year Built		1972
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		725,800
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	1675		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
SPL1	Ing Pool - Ave	L	648	64.00	1998	A	70	C	1.00	29,000
SHD1	Shed	L	144	21.00	1998	A	70	C	1.00	2,100
PHS	Pool House	L	844	143.00	2006	G	85	C	1.00	102,600
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500
SLR	Solar Panels	L	48	1050.00	2020	A	70	C	1.00	72,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,002	2,002	2,002	211.12	422,662
BSM	Basement	0	1,621	324	42.20	68,403
CTH	Cathedral Ceiling	0	576	58	21.26	12,245
DCK	Deck	0	529	53	21.15	11,189
FGR	Garage	0	1,097	439	84.49	92,682
FHS	Finished Half Story	637	1,273	637	105.64	134,483
FOP	Open Porch	0	77	12	32.90	2,533
FUS	Finished Upper Story	858	858	858	211.12	181,141
Ttl Gross Liv / Lease Area		3,497	8,033	4,383		925,338

