

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
QUINLAN JENNIFER ANN TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
JENNIFER ANN QUINLAN LIVING TR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	613,400	613,400	
27 WINSLOW RD				0 Light		RES LAND	1010	470,300	470,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	1,200	1,200	1,200	
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption 22E								
Tax Class T		W								
Tot Fin Area 2692		District								
Total Acres .938		Res Exem								
Chapter Lan		Assoc Pid#								
GIS ID F_872339_2834808					Total		1,084,900	1,084,900		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
QUINLAN JENNIFER ANN TT	676 8	03-30-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CANDY JENNIFER	LCC 130078	04-17-2020	Q	I	636,000	00	2023	1010	478,700	2022	1010	401,200	2021	1010	385,600
FRECCERO ROBERT R	LCC 93992	08-28-1998	U	I	1	1F		1010	504,800		1010	320,700		1010	311,300
FRECCERO MARY LOUISE	LCC 88951	12-08-1995	U	I	1	1		1010	800		1010	800		1010	800
Total							984,300		Total		722,700		Total		697,700

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

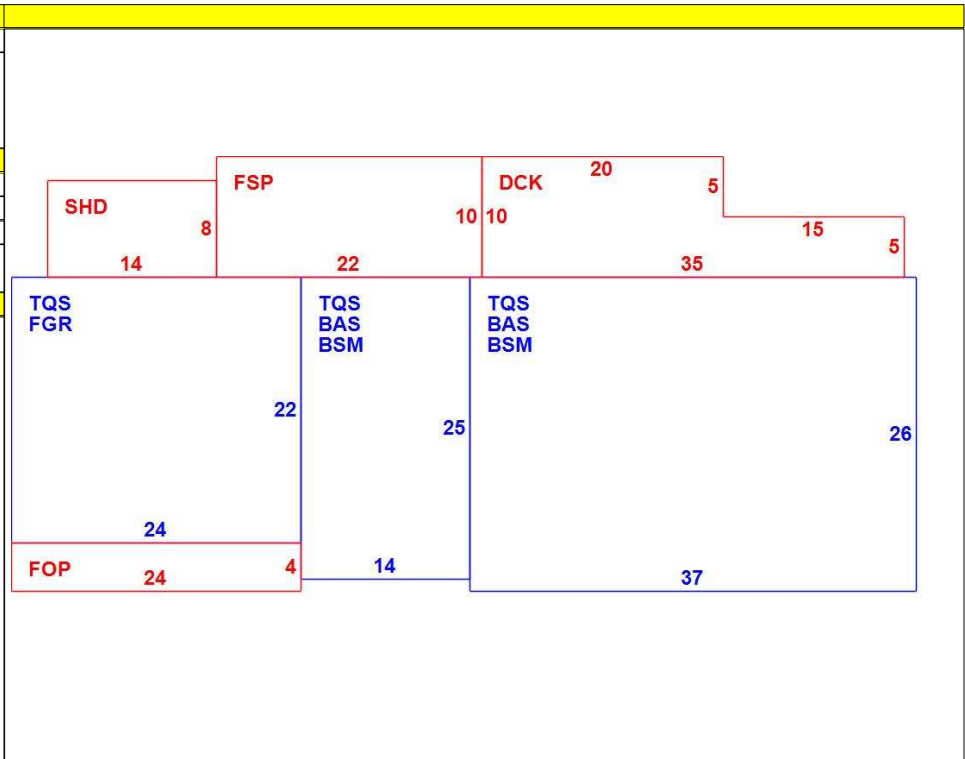
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	613,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	470,300
Special Land Value	0
Total Appraised Parcel Value	1,084,900
Valuation Method	C
Total Appraised Parcel Value	1,084,900

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
BPO-22-46	02-10-2022	MN	Maintenance	10,300		100		Weatherization/air sealing		09-06-2019	SJT	10		00	Measure & Listed
475	10-01-2004	RM	Remodel	15,000		100		VIN SID,WIN,DOORS		04-12-2013	VGS			20	Field Review
										04-26-2008	BSB		1	01	Measure - No Entry

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	04	Cape Cod	Bsmt Area	1312	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	25	Vinyl Siding			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	Net Other Adj		760,595
Interior Floor 2	11	Ceramic	Replace Cost		46,520
Heat Fuel	03	Gas	Year Built		807,115
Heat Type	05	Hot Water	Effective Year Built		1974
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	1		Cns Sect Rcnd		613,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	475		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	1312		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	1990	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,312	1,312	1,312	231.18	303,313
BSM	Basement	0	1,312	262	46.17	60,570
DCK	Deck	0	275	28	23.54	6,473
FGR	Garage	0	528	211	92.39	48,780
FOP	Open Porch	0	96	14	33.71	3,237
FSP	Screened Porch	0	220	44	46.24	10,172
SHD	Attached Shed	0	112	39	80.50	9,016
TQS	Three Quarter Story	1,380	1,840	1,380	173.39	319,034
Ttl Gross Liv / Lease Area		2,692	5,695	3,290		760,595

