

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOPJIAN RAFFI E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
TOPJIAN JODY			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	554,100	554,100
14 WINSLOW ST				0 Light		RES LAND	1010	419,600	419,600
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 7					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1812				District					
Total Acres .13				Res Exem					
Chapter Lan									
GIS ID F_871828_2832308				Assoc Pid#					
						Total		973,700	973,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
TOPJIAN RAFFI E		55339 145	07-20-2021	Q	I	717,500	00	Year	Code	Assessed	Year	Code	Assessed	
MOU REALTY LLC		52486 51	03-17-2020	U	I	125,000	1	2023	1010	424,200	2022	1010	391,400	
SMITH CALLIE		44439 57	06-20-2014	U	I	1	1A		1010	311,000		1010	275,600	
SMITH ARTHUR		3667 151	01-01-2001	U	I	0	1							
SMITH ARTHUR		3606 238	04-30-1971	Q	I	6,400	00							
Total								735,200	Total		667,000	Total		229,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES			
MANUFACTURED MODULAR HOME			

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-20-64	07-13-2020	NC	New Construct	217,800	05-10-2021	100	07-15-2021	Construct a foundation & install a	07-19-2022	SJD	3		30	Quality Control
									05-10-2021	SJT	5		06	Inspection Only
									01-21-2021	SJT	5		05	Measure - Under Construct
									09-14-2020	SJT	5		20	Field Review
									03-15-2018	JLF			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-26-2008	BSB			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	5,663 SF	40.72	1.00000	5	1.00	0040	1.820		1.0000	74.10	419,600
Total Card Land Units					0.13 AC	Parcel Total Land Area					0.13	Total Land Value			419,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	453	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					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			544,124
Interior Floor 2			Net Other Adj		21,280
Heat Fuel	07	Propane	Replace Cost		565,404
Heat Type	04	Forced Air-Duc	Year Built		2020
AC Type	03	Central	Effective Year Built		2019
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		2
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		98
Gas Fireplaces	0		Cns Sect Rcnld		554,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	453		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	980	980	980	262.61	257,356
BSM	Basement	0	504	101	52.63	26,523
FUS	Finished Upper Story	980	980	980	262.61	257,356
PTO	Patio	0	210	11	13.76	2,889
Ttl Gross Liv / Lease Area		1,960	2,674	2,072		544,124

