

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
JACOBSON CATHERINE R TT 26 WINSLOW STREET REALTY TRUS 26 WINSLOW ST		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	488,000	488,000	
				0	Light			RES LAND	1010	419,600	419,600	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID		Cyclical 7										
Scnd Home		Exemption										
Tax Class T		W										
DUXBURY MA 02332		Tot Fin Area 658		District								
		Total Acres .13		Res Exem								
		Chapter Lan										
GIS ID F_871628_2832176		Assoc Pid#										
									Total	945,700	926,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JACOBSON CATHERINE R TT	46313 0154	11-25-2015	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
ROBB AUDREY Z	46139 0288	10-09-2015	U	I	175,000	1	2023	1010	366,800	2022	1010	221,600	2021	1010	223,400	
PHELAN MICHELLE M	46139 0287	10-09-2015	U	I	1	1		1010	311,000		1010	275,600		1010	228,000	
THOMAS JOHN E	15230 0047	06-06-1997	Q	I	112,500	00		1010	14,800		1010	14,800		1010	14,800	
									Total	692,600	Total	512,000	Total	466,200		

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											
0040					Appraised Bldg. Value (Card)	488,000									
					Appraised Xf (B) Value (Bldg)	0									
					Appraised Ob (B) Value (Bldg)	38,100									
					Appraised Land Value (Bldg)	419,600									
					Special Land Value	0									
					Total Appraised Parcel Value	945,700									
					Valuation Method	C									
					Total Appraised Parcel Value	945,700									

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-20-72	06-08-2020	BP	Bldg Permit	3,175		100		Rebuild chimney casing. No ins	07-19-2022	SJD	3		30	Quality Control	
2017-47	02-10-2017	SP	Solar Panels	31,501	05-22-2017	100		INSTALL ROOFTOP SOLAR PA	07-19-2022	SJD	3		30	Quality Control	
2016-342	10-13-2016	NC	New Construct	189,000	05-22-2017	100		30' X 30' BEDROOM SINGLE FA	09-08-2020	SJT	5		20	Field Review	
2016-295	09-07-2016	DM	Demolish	14,500	05-22-2017	100		DEMOLISH EXISTING DWELLI	05-22-2017	JLF	5	9	00	Measure & Listed	
									05-04-2016	SJD	9	1	00	Measure & Listed	
									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	04	Cape Cod				Bsmt Area					
Model	01	Residential				Bsmt Type	04	Full			
Grade	07	Very Good				Unfin Area					
Stories	1.75					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	11	Clapboard							B		S
Exterior Wall 2	14	Wood Shingle				Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2											
Interior Floor 1	12	Hardwood									
Interior Floor 2						Net Other Adj				503,194	
Heat Fuel	03	Gas				Replace Cost				16,000	
Heat Type	04	Forced Air-Duc				Year Built				519,194	
AC Type	03	Central				Effective Year Built				2016	
Bedrooms	3					Depreciation Code				2015	
Full Baths	2					Remodel Rating				A	
Half Baths	0					Year Remodeled					
Extra Fixtures	0					Depreciation %				6	
Total Rooms	5					Functional Obsol					
Bath Style	02	Average				External Obsol					
Kitchen Style	02	Average				Trend Factor				1.000	
Extra Kitchens						Condition					
Fireplaces						Condition %					
Extra Openings						Percent Good				94	
Gas Fireplaces						Cns Sect Rcnld				488,000	
Sq Ft Fin Bsmt						Dep % Ovr					
FBM Quality						Dep Ovr Comment					
Foundation	06	Poured Conc				Misc Imp Ovr					
Bsmt Garage						Misc Imp Ovr Comment					
Bsmt Area						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	528	52.00	1980	A	70	C	1.00	19,200	
SLR	Solar Panels	L	18	1050.00	2017	A	70	C	1.00	18,900	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	900	900	900	286.72	258,048					
BSM	Basement	0	900	180	57.34	51,610					
TQS	Three Quarter Story	675	900	675	215.04	193,536					
Ttl Gross Liv / Lease Area		1,575	2,700	1,755		503,194					

TQS
 BAS
 BSM

30

30

