

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
MANWARE MICHELLE L 36 WINSLOW ST DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	302,300	302,300									
				0	Light			RES LAND	1010	419,600	419,600									
SUPPLEMENTAL DATA												RESIDNTL	1010	1,400	1,400					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1274 Total Acres .13 Chapter Lan GIS ID F_871528_2832109				Cyclical 7 Exemption W District Res Exem Assoc Pid#				Total		723,300	723,300									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MANWARE MICHELLE L			40274	0018	08-31-2011		Q	I	345,000		00	Year	Code	Assessed	Year	Code	Assessed			
MCLAUGHLIN JAMES A			26932	0293	10-31-2003		Q	I	385,000		00	2023	1010	229,300	2022	1010	193,700			
SMITH JAMES GREGOR			15507	0105	09-25-1997		Q	I	180,000		00		1010	311,000		1010	275,600			
ESSELSTYN PETER J			12156	0002	08-27-1993		Q	I	138,000		00		1010	900		1010	900			
BIGONETTE JOHN R JR			10905	0011	04-15-1992		Q	I	135,000		00	Total		541,200	Total		470,200	Total		429,300
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount		Code	Description	Number	Amount		Comm Int		APPRAISED VALUE SUMMARY								
Total			0.00		Appraised Bldg. Value (Card) 302,300															
ASSESSING NEIGHBORHOOD												Appraised Xf (B) Value (Bldg) 0								
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Ob (B) Value (Bldg) 1,400								
0040		Appraised Land Value (Bldg) 419,600																		
NOTES												Special Land Value 0								
												Total Appraised Parcel Value 723,300								
												Valuation Method C								
												Total Appraised Parcel Value 723,300								
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			
QPO-23-51	03-06-2023	MN	Maintenance	2,000		100	03-06-2023	WEATHERIZATION/AIR SEALIN				11-04-2020	SJT	10		20	Field Review			
												04-12-2013	VGS			20	Field Review			
												09-13-2012	KP	6		30	Quality Control			
												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			

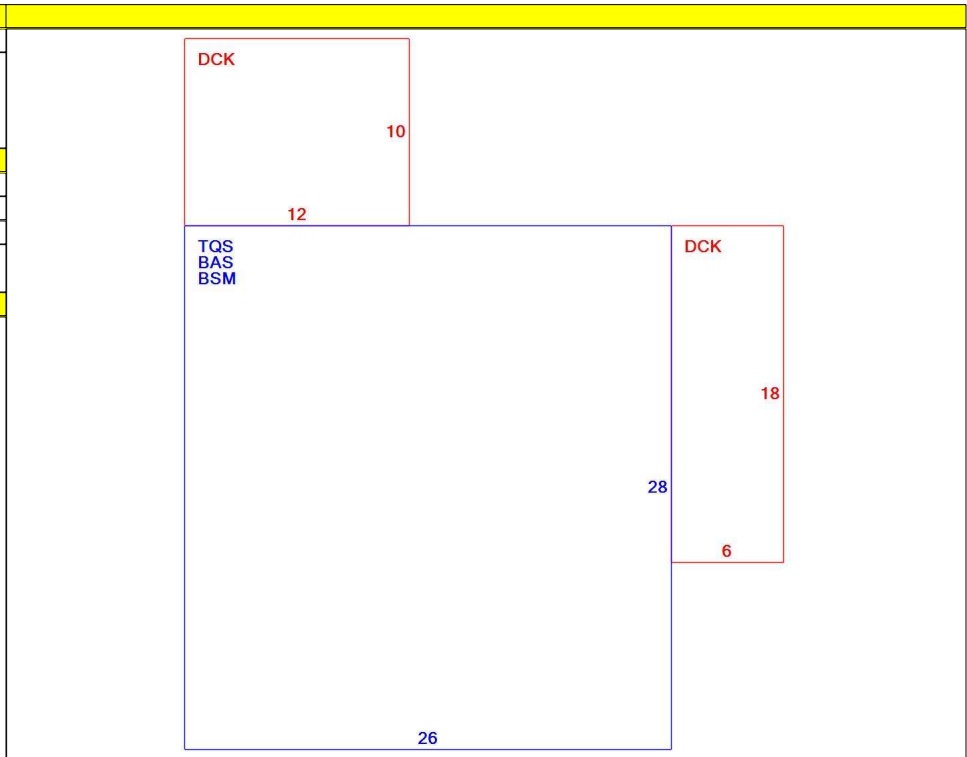
VISION

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	728	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	500				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	728				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
			336,724
Net Other Adj			31,980
Replace Cost			368,704
Year Built			1987
Effective Year Built			2003
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			18
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			82
Cns Sect Rcnld			302,300
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	728	728	728	233.35	169,879
BSM	Basement	0	728	146	46.80	34,069
DCK	Deck	0	228	23	23.54	5,367
TQS	Three Quarter Story	546	728	546	175.01	127,409
Ttl Gross Liv / Lease Area		1,274	2,412	1,443		336,724

