

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONNELLY KATHLEEN L 17 WINSLOW ST DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	309,400	309,400	
				0 Light		RES LAND	1010	413,000	413,000	
SUPPLEMENTAL DATA						RESIDNTL	1010	700	700	
Alt Prcl ID		Cyclical		7						
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1312		District								
Total Acres .12		Res Exem								
Chapter Lan										
GIS ID F_871842_2832160		Assoc Pid#								
						Total	723,100	723,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CONNELLY KATHLEEN L		LCC 84769	06-18-1993	Q	I	45,000	00	Year	Code	Assessed	Year	Code	Assessed
MATTIE LAWRENCE J		LCC 64421	06-03-1993	Q	I	45,000	00	2023	1010	179,700	2022	1010	154,800
									1010	305,100		1010	271,200
									1010	500		1010	500
								Total		485,300	Total		426,500
									Total		Total		380,300

EXEMPTIONS			OTHER ASSESSMENTS					APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 309,400			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 700					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 413,000				
0040							Special Land Value 0					
NOTES							Total Appraised Parcel Value 723,100					
							Valuation Method C					
							Total Appraised Parcel Value 723,100					

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
12830	06-10-1993	DM	Demolish	2,000	09-21-1995	100		DM 24X25HOUSE + SHED	08-09-2023	SJD	6		20	Field Review
12827	06-10-1993	NC	New Construct	57,000	09-21-1995	100		2STY18X24,ELL,BSMNT	11-04-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									02-19-2008	BSB		1	00	Measure & Listed

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	5,227 SF	43.41	1.00000	5	1.00	0040	1.820		1.0000	79.01	413,000
Total Card Land Units					0.12 AC	Parcel Total Land Area					0.12	Total Land Value			413,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	750	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	408				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	750				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	337,112
Replace Cost	26,910
Year Built	364,022
Effective Year Built	1993
Depreciation Code	2006
Remodel Rating	G
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	309,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

TQS
BAS
BSM

25

30

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	48	21.00	1993	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	750	750	750	230.43	172,819
BSM	Basement	0	750	150	46.09	34,564
TQS	Three Quarter Story	563	750	563	172.97	129,729
Ttl Gross Liv / Lease Area		1,313	2,250	1,463		337,112

