

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DUGGAN JOHN G			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
DUGGAN ERIN W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	301,200	301,200	
9 WINTHROP AVE				0 Light		RES LAND	1010	420,200	420,200	
						RESIDNTL	1010	5,400	5,400	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID				Cyclical 7						
Scnd Home				Exemption						
Tax Class T				W						
Tot Fin Area 1428				District						
Total Acres .131				Res Exem						
Chapter Lan										
DUXBURY MA 02332	GIS ID F_871577_2830787			Assoc Pid#						
							Total	726,800	726,800	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUGGAN JOHN G	14542	0024	07-29-1996	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUGGAN JOHN G	13704	0049	07-19-1995	U	I	128,900	1L	2023	1010	174,800	2022	1010	147,000	2021	1010	154,400
GENERAL FINANCIAL SERVICES, INC	13508	0236	04-03-1995	U	I	99,000	1L		1010	311,500		1010	276,000		1010	228,300
									1010	3,600		1010	3,600		1010	3,600
								Total	489,900	Total	426,600	Total	386,300			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int					
			Total	0.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0040												
NOTES										Appraised Bldg. Value (Card)		301,200
										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		5,400
										Appraised Land Value (Bldg)		420,200
										Special Land Value		0
										Total Appraised Parcel Value		726,800
										Valuation Method		C
										Total Appraised Parcel Value		726,800

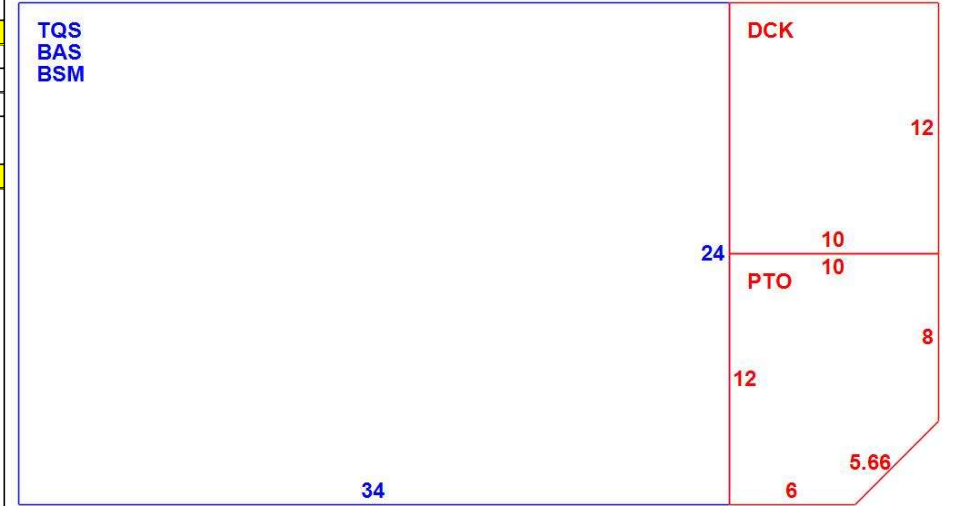
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
										08-09-2023	SJD	6		20	Field Review
										11-19-2019	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										03-30-2012	KP		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	5,700 SF	40.51	1.00000	5	1.00	0040	1.820			1.0000	73.72	420,200
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			420,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	816	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
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	344				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	816				

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

COST / MARKET VALUATION	
	368,264
Net Other Adj	28,080
Replace Cost	396,345
Year Built	1987
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	301,200
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	64	21.00	2000	A	70	C	1.00	900
PTO	Patio	L	432	15.00	2000	A	70	C	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	228.88	186,764
BSM	Basement	0	816	163	45.72	37,307
DCK	Deck	0	120	12	22.89	2,747
PTO	Patio	0	112	6	12.26	1,373
TQS	Three Quarter Story	612	816	612	171.66	140,073
Ttl Gross Liv / Lease Area		1,428	2,680	1,609		368,264

