

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COLE ROSE MARIE							Description	Code	Appraised	Assessed	905  DUXBURY, MA
18 WINTHROP AVE							RESIDNTL	1010	262,300	262,300	
DUXBURY MA 02332							RES LAND	1010	447,700	447,700	
							<b>SUPPLEMENTAL DATA</b>				
			Alt Prcl ID	Cyclical Exemption		7	RESIDNTL	1010	17,700	900	<b>VISION</b>
			Scnd Home	District							
			Tax Class	Res Exem							
			Tot Fin Area	Assoc Pid#							
			Total Acres								
			Chapter Lan								
			GIS ID								
							Total		727,700	710,900	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed
2024	41D	ELDERLY	1000.00						2023	1010	195,500	2022	1010	163,000
										1010	335,700		1010	294,500
										1010	600		1010	600
									Total		531,800	Total		458,100
									Total			Total		411,200

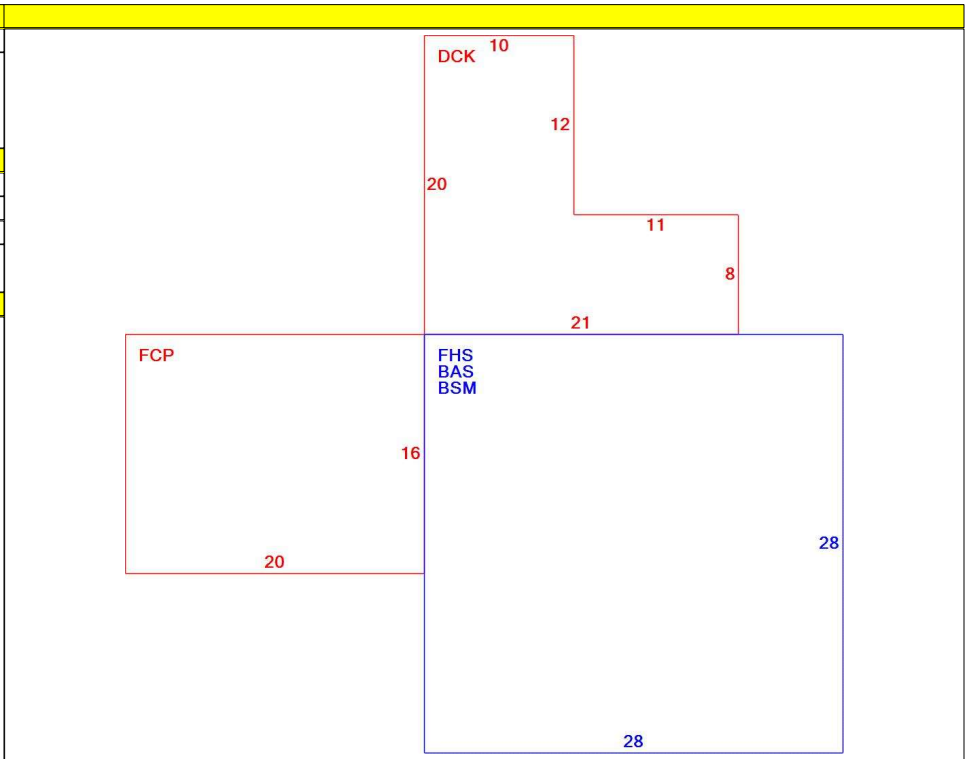
EXEMPTIONS			OTHER ASSESSMENTS			
This signature acknowledges a visit by a Data Collector or Assessor						
Total			1,000.00			

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	262,300	
0040					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	17,700	
					Appraised Land Value (Bldg)	447,700	
					Special Land Value	0	
					Total Appraised Parcel Value	727,700	
					Valuation Method	C	
					Total Appraised Parcel Value	727,700	

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-21-224	05-17-2021	SP	Solar Panels	19,000	09-21-2021	100	07-21-2021	Install 16 rooftop solar panels.	10-10-2018	JLF		1	00	Measure & Listed
10410	05-28-1987	NC	New Construct	50,000	01-01-1990	100		1 1/2 HSE 28 X 28	04-12-2013	VGS			20	Field Review
									10-09-1999	REC		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	7,500 SF	32.80	1.00000	5	1.00	0040	1.820		1.0000	59.69	447,700
Total Card Land Units					0.17 AC	Parcel Total Land Area					0.17	Total Land Value			447,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	784	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		332,159
Interior Floor 2	14	Carpet	Replace Cost		13,000
Heat Fuel	03	Gas	Year Built		345,158
Heat Type	05	Hot Water	Effective Year Built		1987
AC Type	06	Partial	Depreciation Code		1997
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		262,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	784		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	1998	A	70	C	1.00	900
SLR	Solar Panels	L	16	1050.00	2021	A	70	C	1.00	16,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	784	784	784	235.57	184,689
BSM	Basement	0	784	157	47.17	36,985
DCK	Deck	0	288	29	23.72	6,832
FCP	Carport	0	320	48	35.34	11,308
FHS	Finished Half Story	392	784	392	117.79	92,345
Ttl Gross Liv / Lease Area		1,176	2,960	1,410		332,159

