

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CADORETTE BRUCE E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CADORETTE THERESA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	718,700	718,700	
21 WINTHROP AVE		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	525,500	525,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3768 Total Acres .344 Chapter Lan GIS ID F_871476_2830672			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	25,500	25,500	
						Total		1,269,700	1,269,700	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CADORETTE BRUCE E		15746 0002	12-19-1997	Q	I	148,500	00	Year	Code	Assessed	Year	Code	Assessed	
HEGG DAVID A		14332 0133	05-01-1996	Q	I	110,000	00	2023	1010	451,700	2022	1010	386,200	
									1010	411,900		1010	368,100	
									1010	18,000		1010	18,000	
						Total		881,600	Total		772,300	Total		642,500

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) 718,700				
Total			0.00					Appraised Xf (B) Value (Bldg) 0					
ASSESSING NEIGHBORHOOD													
Nbhd	Nbhd Name		B	Tracing		Batch			Appraised Ob (B) Value (Bldg) 25,500				
0040									Appraised Land Value (Bldg) 525,500				
NOTES												Special Land Value 0	
										Total Appraised Parcel Value 1,269,700			
										Valuation Method C			
										Total Appraised Parcel Value 1,269,700			

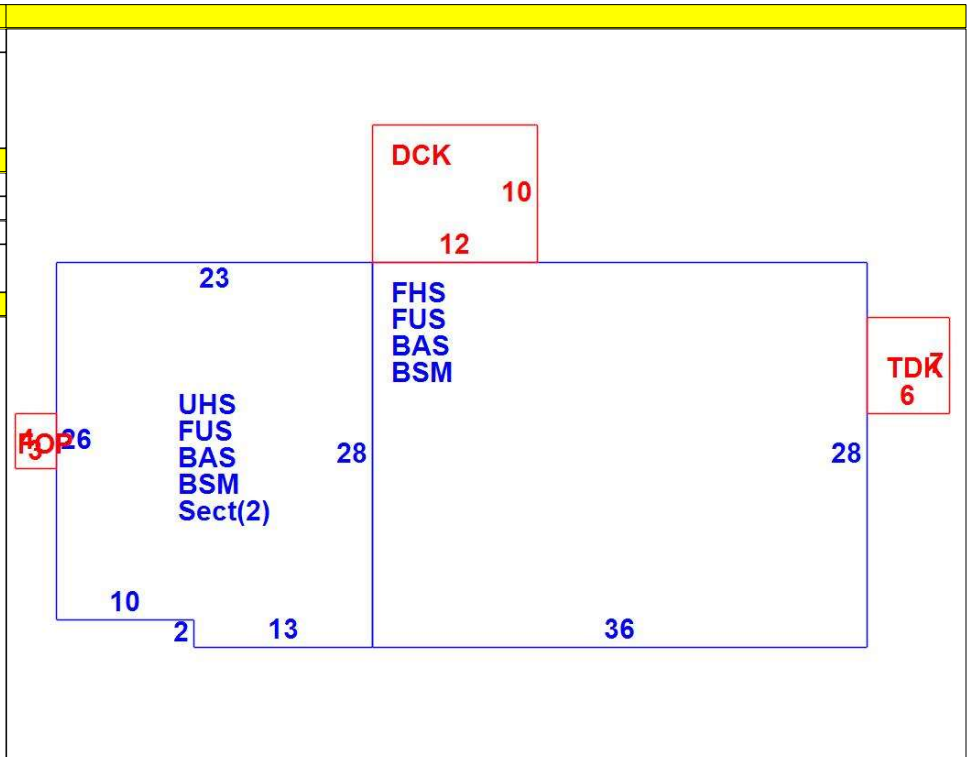
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-281	08-09-2022	AD	Addition	139,204		45		2 STY ADD 1ST & 2ND BOTH 62	08-02-2023	SJT	5		05	Measure - Under Construct
386	08-13-2004	NC	New Construct	188,000		100		28X36 DWEL/GAR/DECK	03-30-2023	SJT	5		21	Field Review + GIS
351	07-20-2004	DM	Demolish	10,000	08-07-2004	100		DEM DWELLING	07-19-2022	SJD	3		30	Quality Control
									04-12-2013	VGS			20	Field Review
									05-22-2006	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	15,000 SF	19.25	1.00000	5	1.00	0040	1.820		1.0000	35.03	525,500
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value			525,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1632	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
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	03	Central			
Bedrooms	7				
Full Baths	4				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	13				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1632				

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

COST / MARKET VALUATION	
Net Other Adj	590,307
Replace Cost	40,000
Year Built	980,666
Effective Year Built	2005
Depreciation Code	2010
Remodel Rating	A
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnld	561,000
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
FGR1	Garage - 1 Sto	L	576	52.00	2005	G	85	C	1.00	25,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	215.44	217,164
BSM	Basement	0	1,008	202	43.17	43,519
DCK	Deck	0	120	12	21.54	2,585
FHS	Finished Half Story	504	1,008	504	107.72	108,582
FOP	Open Porch	0	12	2	35.91	431
FUS	Finished Upper Story	1,008	1,008	1,008	215.44	217,164
TDK	Trex Deck	0	42	4	20.52	862
Ttl Gross Liv / Lease Area		2,520	4,206	2,740		590,307



CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CADORETTE BRUCE E CADORETTE THERESA A 21 WINTHROP AVE  DUXBURY MA 02332			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	718,700	718,700	
					0	Light			RES LAND	1010	525,500	525,500	
SUPPLEMENTAL DATA													
Alt Prcl ID					Cyclical 7								
Scnd Home					Exemption								
Tax Class T					W								
Tot Fin Area 3768					District								
Total Acres .344					Res Exem								
Chapter Lan													
GIS ID F_871476_2830672					Assoc Pid#								
									Total	1,269,700	1,269,700		

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HEGG DAVID A	14332	0133	05-01-1996	Q	I	110,000	00	2023	1010	451,700	2022	1010	386,200	2021	1010	353,100
									1010	411,900		1010	368,100		1010	271,400
									1010	18,000		1010	18,000		1010	18,000
									Total	881,600	Total	772,300	Total	642,500		

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						Appraised Bldg. Value (Card)	718,700					
0040										Appraised Xf (B) Value (Bldg)	0					
									Appraised Ob (B) Value (Bldg)	25,500						
									Appraised Land Value (Bldg)	525,500						
									Special Land Value	0						
									Total Appraised Parcel Value	1,269,700						
									Valuation Method	C						
									Total Appraised Parcel Value	1,269,700						

NOTES												

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	
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					Total Card Land Units	0.34	AC	Parcel Total Land Area					0.34			Total Land Value	525,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	624	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	Net Other Adj		324,760
Heat Type	05	Hot Water	Replace Cost		25,600
AC Type	03	Central	Year Built		980,666
Bedrooms	2		Effective Year Built		2022
Full Baths	2		Depreciation Code		2021
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	4		Depreciation %		0
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	1		Trend Factor		1,000
Fireplaces	0		Condition		UC
Extra Openings	0		Condition %		45
Gas Fireplaces	0		Percent Good		45
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		157,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	624		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	624	624	624	212.40	132,538
BSM	Basement	0	624	125	42.55	26,550
FUS	Finished Upper Story	624	624	624	212.40	132,538
UHS	Unfinished Half Story	0	624	156	53.10	33,134
Ttl Gross Liv / Lease Area		1,248	2,496	1,529		324,760

