

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DITCH DIGGER LLC			1 Level	0 Water	0 Private	1 None	Description	Code	Appraised	Assessed	905	
				0 Septic	0 Paved	0 Good	RESIDNTL	0101	236,600	236,600		
PO BOX 348			SUPPLEMENTAL DATA				COMMERC.	0302	921,900	921,900	DUXBURY, MA	
							COM LAND	0302	584,900	584,900		
DUXBURY MA 02331			Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 10217 Total Acres 1.63 Chapter La GIS ID F_880798_2839125				Cyclical Exemption W	80	COMMERC.	0302	64,300	64,300
							Total				1,807,700	1,807,700

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DITCH DIGGER LLC			54095 92	12-29-2020	Q	I	1,600,000	00	Year	Code	Assessed	Year	Code	Assessed
MODERN FAMILY ASSOCIATES LLC			43140 0218	05-31-2013	Q	I	1,600,000	00	2023	0101	177,300	2022	0101	148,300
OCONNELL DAVID M & PATRICA E			8913 0142	12-29-1988	U	I	1	1N		0302	819,300		0302	819,300
										0302	506,800		0302	506,800
										0302	35,500		0302	35,500
			Total						Total		1,538,900	Total		1,509,900
									Total			Total		1,430,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
1090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,151,400
Appraised Xf (B) Value (Bldg)	7,100
Appraised Ob (B) Value (Bldg)	64,300
Appraised Land Value (Bldg)	584,900
Special Land Value	0
Total Appraised Parcel Value	1,807,700
Valuation Method	C
Total Appraised Parcel Value	1,807,700

NOTES							
THE WINSOR HOUSE + INN							
BLDG IS RESTAURANT+3RM INN							
STUDIO APT LOC IN TQS							

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
CPO-22-19	05-25-2022	NC	New Construct	16,000	07-24-2023	100		CONSTRUCT 16X16 PERGOLA	07-24-2023	SJD	5		01	Measure - No Entry
CPO-21-43	09-29-2021	CM	Commercial	9,700	06-02-2022	100		Additional framing at bar area.	07-13-2021	SJT	6	7	06	Inspection Only
CPO-21-22	07-22-2021	CM	Commercial	266,232	06-02-2022	100		Reconfig 1st Flr D/Room. Add n	05-24-2017	SJD	5	1	00	Measure & Listed
2019-30	02-22-2019	MS	Miscellaneous	8,370		100		CHIMNEY REPAIR:	06-03-2016	JLF	5		30	Quality Control
2016-333	10-06-2016	DM	Demolish	48,615		100		DEMO EXISTING DECK, CONS	05-29-2014	DG			00	Measure & Listed
2016-57	04-22-2016	BP	Bldg Permit	2,798		100		CONSTRUCT NEW MASONRY	04-12-2013	VGS			20	Field Review
2016-97	04-05-2016	DM	Demolish	13,500	06-30-2016	100		DEMOLISH EXISTING COTTAG	08-03-2005	D&K		1	00	Measure & Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	0302	Inns	RC	Primary	45,665	SF	9.87	1.00000	C	1.00	1090	1.000		0	9.87	563,400
1	0302	Inns	RC	Residual	0.580	AC	37,026.00	1.00000	C	1.00	1090	1.000		0	0.85	21,500
Total Card Land Units					1.63	AC	Parcel Total Land Area: 1.63					Total Land Value		584,900		

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DITCH DIGGER LLC PO BOX 348 DUXBURY MA 02331		1	Level	0	Water	0	Private	1	None	Description	Code	Appraised	Assessed							
				0	Septic	0	Paved	0	Good	RESIDNTL	0101	236,600	236,600							
						0	Light			COMMERC.	0302	921,900	921,900							
SUPPLEMENTAL DATA										COM LAND	0302	584,900	584,900							
Alt Prcl ID		Cyclical		80		Exemption		W		COMMERC.	0302	64,300	64,300							
Scnd Home		District		Res Exem		Chapter Lan		GIS ID		F_880798_2839125		Assoc Pid#								
										Total		1,807,700	1,807,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DITCH DIGGER LLC		54095	92	12-29-2020		Q	I	1,600,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MODERN FAMILY ASSOCIATES LLC		43140	0218	05-31-2013		Q	I	1,600,000		00		2023	0101	177,300	2022	0101	148,300	2021	0101	148,300
OCONNELL DAVID M & PATRICA E		8913	0142	12-29-1988		U	I	1		1			0302	819,300		0302	819,300		0302	736,400
													0302	506,800		0302	506,800		0302	520,300
													0302	35,500		0302	35,500		0302	25,800
										Total		1,538,900	Total	1,509,900	Total	1,430,800				
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								APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						1,151,400				
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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					
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			
2	0101	Single Fam			0.000	AC	0.00	1.00000	0	1.00	1090	1.000				0.0000	0.00	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.63	Total Land Value					0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1266	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	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	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	02	Minimum			
Interior Floor 2					
Heat Fuel	01	Wood/Coal/None			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
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	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1266				

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

COST / MARKET VALUATION	
Net Other Adj	498,735
Replace Cost	27,125
Year Built	2004
Effective Year Built	2008
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	UC
Condition %	45
Percent Good	45
Cns Sect Rcnld	236,600
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,312	1,312	1,312	251.13	329,476
BSM	Basement	0	1,312	262	50.15	65,795
UQS	Unfin 3/4 Story	0	1,176	412	87.98	103,464
Ttl Gross Liv / Lease Area		1,312	3,800	1,986		498,735

