

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WINSKE JOHN F WINSKE JEAN E 172 FOREST ST  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	Septic	0	Paved	0	Average	RESIDNTL	1010	941,400	941,400	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	353,200	353,200	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4186 Total Acres 1.008 Chapter Lan GIS ID F_859258_2857506		Cyclical 1 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	37,000	37,000	
						Total				1,331,600	1,331,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WINSKE JOHN F SEALUND KEVIN P & NANCY E		24793	0295	04-14-2003	Q	I	900,000	00	Year	Code	Assessed	Year	Code	Assessed		
		11107	0063	07-09-1992	Q	V	72,000	00	2023	1010	747,100	2022	1010	681,900	2021	1010
									1010	367,300		1010	302,700		1010	252,300
									1010	20,400		1010	20,400		1010	20,400
		Total						Total		1,134,800	Total		1,005,000	Total		832,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

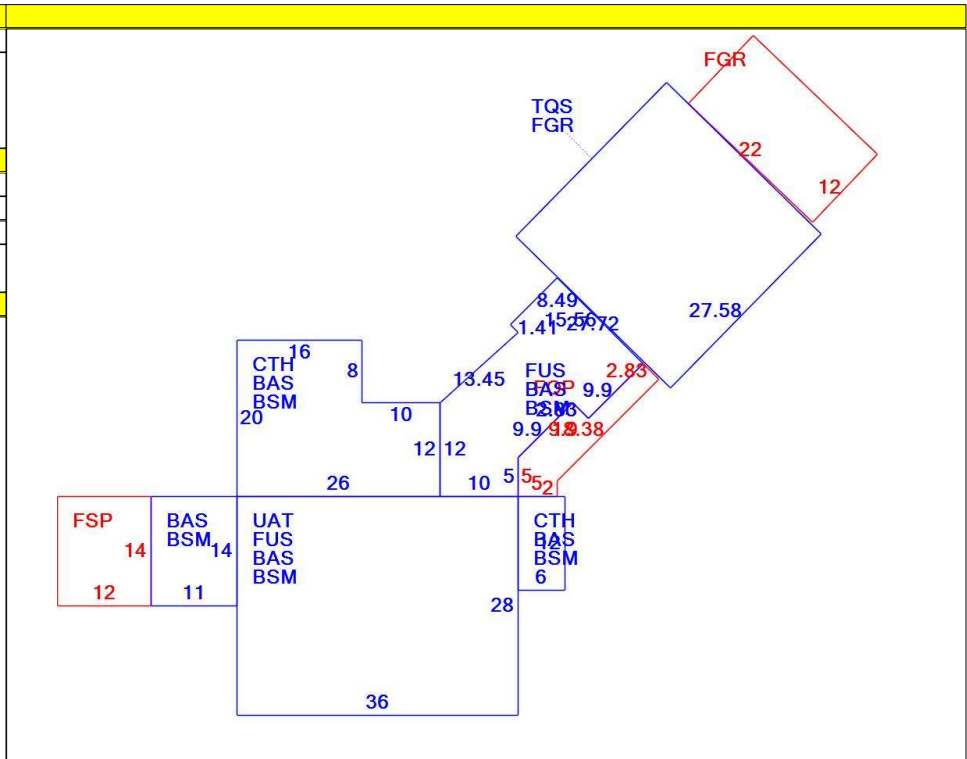
NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card) 941,400									
Appraised Xf (B) Value (Bldg) 0									
Appraised Ob (B) Value (Bldg) 37,000									
Appraised Land Value (Bldg) 353,200									
Special Land Value 0									
Total Appraised Parcel Value 1,331,600									
Valuation Method C									
Total Appraised Parcel Value 1,331,600									

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
227	06-12-2002	AD	Addition	6,000	10-18-2003	100		10x20 ROOF		01-22-2019	SJD	0	1	00	Measure & Listed
8	04-22-2002	NC	New Construct		07-12-2003	100		8x10 SHED		09-18-2018	SJD			20	Field Review
118	04-04-2002	AD	Addition	22,000	07-12-2003	100		20x40 INGRND POOL		04-12-2013	VGS			20	Field Review
12365	06-10-1992	NC	New Construct	236,000	01-01-1994	100		2STY HSE		02-20-2013	KP	0	1	00	Measure & Listed
										02-19-2009	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000	DRAINAGE EASEMENT = 5%				1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.090	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	0.82	3,200
Total Card Land Units					1.01	AC	Parcel Total Land Area				1.01	Total Land Value				353,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2039	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2039				

CONDO DATA			
Parcel Id	C	Own	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		1,141,609	
Replace Cost		35,175	
Year Built		1,176,784	
Effective Year Built		1994	
Depreciation Code		2001	
Remodel Rating		A	
Year Remodeled			
Depreciation %		20	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		80	
Cns Sect Rcnd		941,400	
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
SPL1	Ing Pool - Ave	L	800	64.00	2000	A	70	C	1.00	35,800
SHD1	Shed	L	80	21.00	2000	A	70	C	1.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,039	2,039	2,039	225.84	460,483
BSM	Basement	0	2,039	408	45.19	92,142
CTH	Cathedral Ceiling	0	512	51	22.50	11,518
FGR	Garage	0	1,028	411	90.29	92,819
FOP	Open Porch	0	98	15	34.57	3,388
FSP	Screened Porch	0	168	34	45.71	7,678
FUS	Finished Upper Story	1,373	1,373	1,373	225.84	310,075
TQS	Three Quarter Story	573	764	573	169.38	129,405
UAT	Unfinished Attic	0	1,008	151	33.83	34,101
Ttl Gross Liv / Lease Area		3,985	9,029	5,055		1,141,609

