

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>	
WINSLOW SUSAN H TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed		
WINSLOW DUXBURY REALTY TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	219,100	219,100		
PO BOX 2247				0 Medium		RES LAND	1010	2,078,600	2,078,600		
<b>SUPPLEMENTAL DATA</b>											
DUXBURY MA 02331		Alt Prcl ID Scnd Home 500146 Tax Class T Tot Fin Area 1580 Total Acres 3.008 Chapter Lan			Cyclical 9 Exemption W District Res Exem			RESIDNTL	1010	24,500	24,500
GIS ID F_879751_2832469		Assoc Pid#			Total			2,322,200	2,322,200		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
WINSLOW SUSAN H TT		LCC 96473	11-03-1999	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	236,200	2022	1010	213,300	2021	1010	211,200			
									1010	2,149,700		1010	1,470,300		1010	1,402,300			
									1010	18,500		1010	18,500		1010	10,800			
								Total			2,404,400			Total 1,702,100			Total 1,624,300		

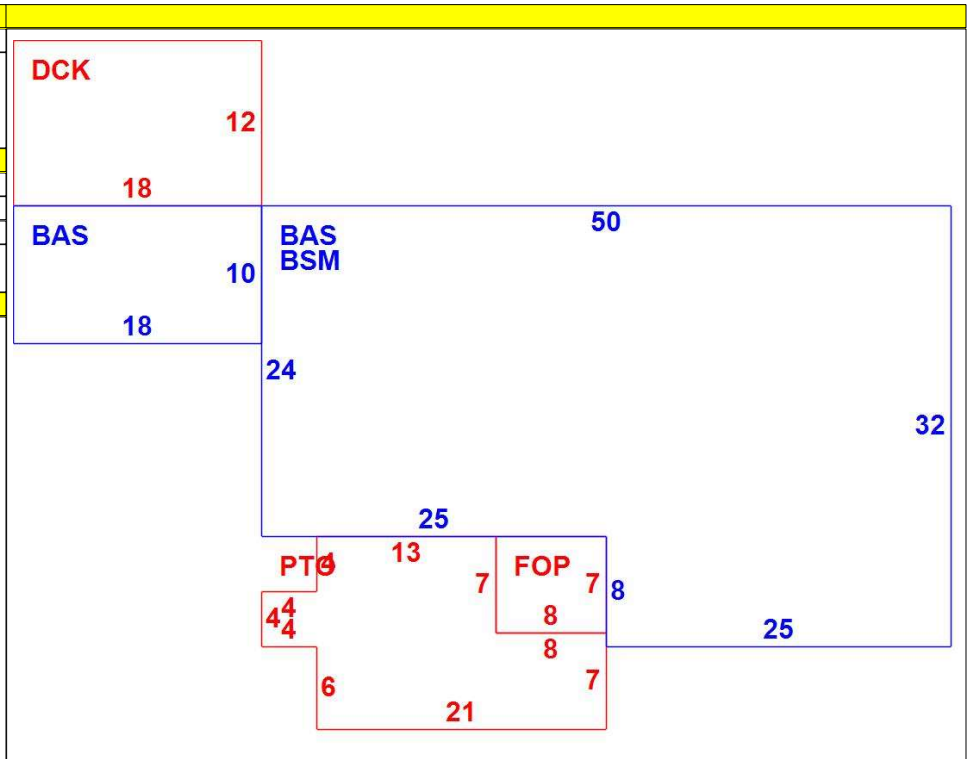
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0090											
NOTES											
Appraised Bldg. Value (Card)						219,100					
Appraised Xf (B) Value (Bldg)						0					
Appraised Ob (B) Value (Bldg)						24,500					
Appraised Land Value (Bldg)						2,078,600					
Special Land Value						0					
Total Appraised Parcel Value						2,322,200					
Valuation Method						C					
Total Appraised Parcel Value						2,322,200					

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	
11	02-02-2012	MN	Maintenance	13,000		100		ROOF 21 SQUARES	04-12-2013	VGS			20	Field Review	
13820	09-14-1995	NC	New Construct	12,000	06-06-1996	100		16 X 24 DET GARAGE	08-12-2008	BSB		1	00	Measure & Listed	
13592	03-22-1995	NC	New Construct	6,000	06-05-1996	100		ENCL DK TO PORCH							

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	0090	3.661		V150	1.5000	48.05	1,922,100
1	1010	Single Family	RC	Residual	2.090	AC 35,000.00	0.58449	5	1.00	0090	3.661			1.0000	1.72	156,500
Total Card Land Units					3.01	AC	Parcel Total Land Area					3.01	Total Land Value			2,078,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1400	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			267,372
Interior Floor 2			Net Other Adj		10,000
Heat Fuel	03	Gas	Replace Cost		277,372
Heat Type	04	Forced Air-Duc	Year Built		1983
AC Type	03	Central	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		219,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1400		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	384	52.00	1995	A	70	C	1.00	14,000
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,580	1,580	1,580	140.50	221,990
BSM	Basement	0	1,400	280	28.10	39,340
DCK	Deck	0	216	22	14.31	3,091
FOP	Open Porch	0	56	8	20.07	1,124
PTO	Patio	0	254	13	7.19	1,827
Ttl Gross Liv / Lease Area		1,580	3,506	1,903		267,372



54 MARSHALL ST

