

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WINSLOW SUSAN HEATH TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed								
WINSLOW NOMINEE REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	368,100	368,100								
PO BOX 2247				0 Medium		RES LAND	1010	1,883,700	1,883,700								
SUPPLEMENTAL DATA						RESIDNTL	1010	18,100	18,100								
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2096 Total Acres 1.367 Chapter Lan GIS ID F_879903_2832433		Cyclical 9 Exemption W District Res Exem Assoc Pid#				Total	2,269,900	2,269,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WINSLOW SUSAN HEATH TT		LCC 92867	02-19-1998	U	I		1 1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	396,300	2022	1010	344,800	2021	1010	343,300	
									1010	1,643,200		1010	2,600,900		1010	2,052,100	
									1010	12,800		1010	12,800		1010	8,800	
								Total		2,052,300	Total		2,958,500	Total		2,404,200	
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) 368,100							
0090										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 18,100							
										Appraised Land Value (Bldg) 1,883,700							
										Special Land Value 0							
										Total Appraised Parcel Value 2,269,900							
										Valuation Method C							
										Total Appraised Parcel Value 2,269,900							
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-21-264	07-22-2021	BP	Bldg Permit	17,000	03-22-2022	100		12X22&15X13 DECK		03-22-2022	SJD	0	1	01	Measure - No Entry		
										02-27-2019	SJT	0	1	00	Measure & Listed		
										04-12-2013	VGS			20	Field Review		
										07-30-2008	BSB		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	0090	3.661			W150,ES95	1.4250	45.65	1,826,000
1	1010	Single Family	RC	Residual	0.450 AC	35,000.00	1.00000	5	1.00	0090	3.661				1.0000	2.94	57,700
Total Card Land Units					1.37 AC	Parcel Total Land Area					1.37	Total Land Value					1,883,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1808	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			427,081
Interior Floor 2	05	Vinyl	Net Other Adj		21,840
Heat Fuel	03	Gas	Replace Cost		448,922
Heat Type	04	Forced Air-Duc	Year Built		1985
AC Type	03	Central	Effective Year Built		2003
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		368,100
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	1808		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
PTO	Patio	L	544	15.00	1970	A	70	C	1.00	5,700
GNR	GENERATOR	L	1	12400.00	2018	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,096	2,096	2,096	159.00	333,270
BSM	Basement	0	1,808	362	31.84	57,559
FOP	Open Porch	0	216	32	23.56	5,088
FSP	Screened Porch	0	180	36	31.80	5,724
PTO	Patio	0	648	32	7.85	5,088
TDK	Trex Deck	0	200	20	15.90	3,180
UBS	Unfinished First Fl	0	216	108	79.50	17,172
Ttl Gross Liv / Lease Area		2,096	5,364	2,686		427,081

