

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WINSKE JOHN F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
WINSKE JEAN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	60,400	60,400
172 FOREST ST				0 Light		RES LAND	1010	621,900	621,900
		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	900	900
DUXBURY MA 02332		Alt Prcl ID Scnd Home 500621 Tax Class T Tot Fin Area 820 Total Acres .207 Chapter Lan		Cyclical Exemption W District Res Exem					
		GIS ID F_886747_2848420		Assoc Pid#					
						Total		683,200	683,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WINSKE JOHN F		18873 0290	09-13-2000	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
WINSKE JOHN F		18827 0192	08-29-2000	U	I	1	1F	2023	1010	65,100	2022	1010	59,900
									1010	494,200		1010	415,200
									1010	1,100		1010	1,100
						Total		560,400	Total		476,200	Total	475,300

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	60,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	900
Appraised Land Value (Bldg)	621,900
Special Land Value	0
Total Appraised Parcel Value	683,200
Valuation Method	C
Total Appraised Parcel Value	683,200

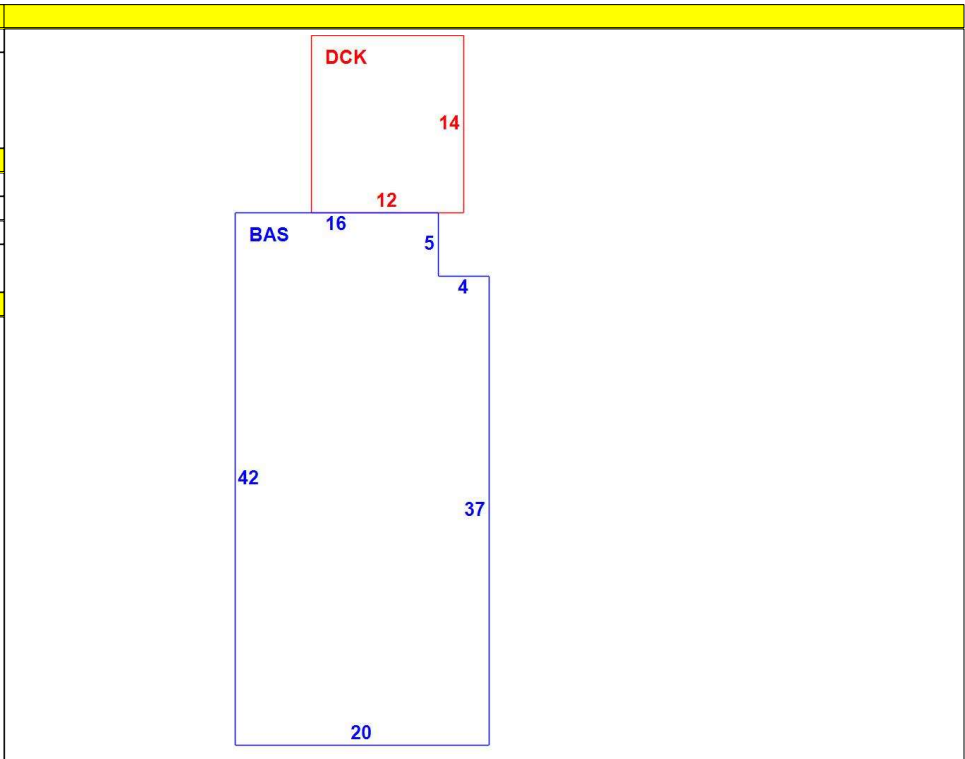
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

NOTES							
OPEN TO FLOODING AT PEAK TIDAL PERIODS							

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
2018-73	05-03-2018	MN	Maintenance	7,862		100		STRIP & REROOF	11-09-2022	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									02-16-2009	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	9,000 SF	28.67	1.00000	5	1.00	0120	2.096	VIEW OF BRIDGE	V115	1.1500	69.10	
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			621,900

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	01	Ranch	Bsmt Area	0					
Model	01	Residential	Bsmt Type	02					
Grade	02	Below Average	Unfin Area	0.00	Crawl				
Stories	1		<b>CONDO DATA</b>						
Occupancy	1		Parcel Id		C	Ownr			
Exterior Wall 1	25	Vinyl Siding			B	S			
Exterior Wall 2			Adjust Type	Code	Description	Factor%			
Roof Structure	03	Gable	Condo Flr						
Roof Cover	03	Asphalt	Condo Unit						
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>						
Interior Wall 2									
Interior Floor 1	12	Hardwood				111,840			
Interior Floor 2			Net Other Adj			4,250			
Heat Fuel	03	Gas	Replace Cost			116,090			
Heat Type	05	Hot Water	Year Built			1933			
AC Type	01	None	Effective Year Built			1973			
Bedrooms	2		Depreciation Code			F			
Full Baths	1		Remodel Rating						
Half Baths	0		Year Remodeled						
Extra Fixtures	0		Depreciation %			48			
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			52			
Gas Fireplaces	0		Cns Sect Rcnld			60,400			
Sq Ft Fin Bsmt	0		Dep % Ovr						
FBM Quality			Dep Ovr Comment						
Foundation	05	Conc Block	Misc Imp Ovr						
Bsmt Garage	0		Misc Imp Ovr Comment						
Bsmt Area	0		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
SHD1	Shed	L	122	21.00	1980	P	35	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	820	820	820	133.62	109,568	
DCK	Deck	0	168	17	13.52	2,272	
Ttl Gross Liv / Lease Area		820	988	837		111,840	

