

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RIPATRAZONE ZACH M MCNALLY COLLEEN N 61 LAKE SHORE DR  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	173,300	173,300
		SUPPLEMENTAL DATA		0		Medium			RES LAND	1010	317,500
		Alt Prcl ID		Cyclical 2				RESIDNTL	1010	11,000	11,000
		Scnd Home		Exemption							
		Tax Class T		W							
		Tot Fin Area 984		District							
		Total Acres 1.158		Res Exem							
		Chapter Lan									
		GIS ID F_856108_2836199		Assoc Pid#							
								Total		501,800	501,800

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RIPATRAZONE ZACH M		54691 24	03-31-2021	Q	I	470,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEIGHTON MARY ANNE		4437 0277	04-21-1978	U	I	33,900	1	2023	1010	186,900	2022	1010	162,400	2021	1010	137,200
									1010	282,900		1010	254,700		1010	206,600
									1010	7,900		1010	7,900		1010	1,300
								Total		477,700	Total		425,000	Total		345,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

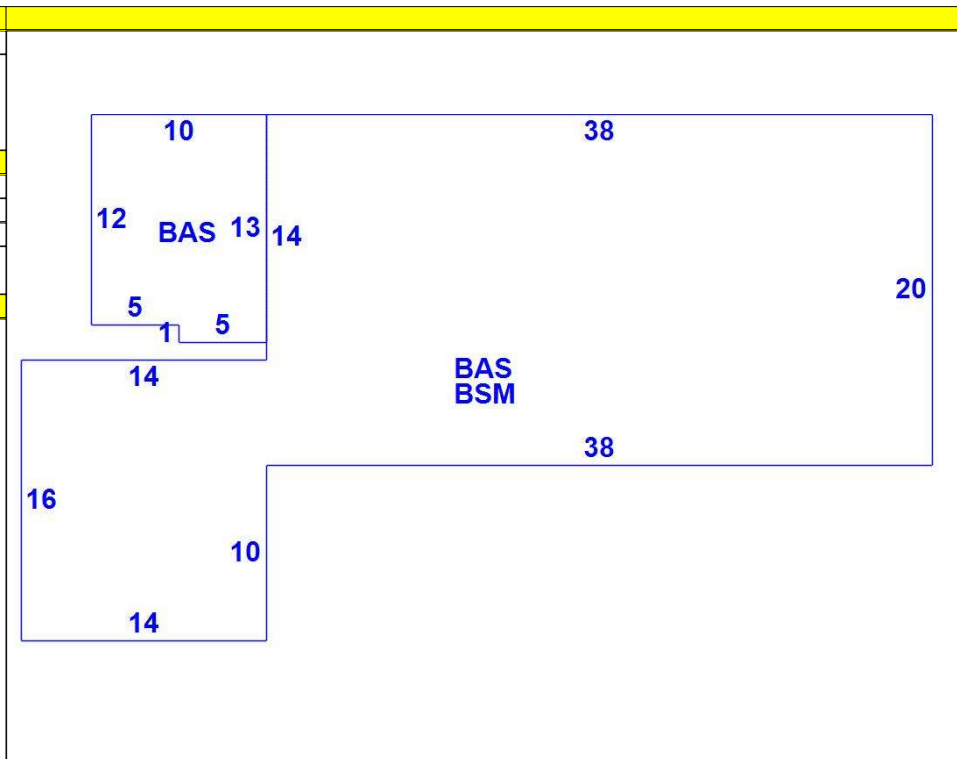
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	173,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,000
Appraised Land Value (Bldg)	317,500
Special Land Value	0
Total Appraised Parcel Value	501,800
Valuation Method	C
Total Appraised Parcel Value	501,800

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
21	07-28-2005	MS	Miscellaneous	5,900		100		STRIPPING ROOF		04-06-2021	SJD	9	1	07	Measure - Info @ Door
										09-13-2018	JLF			20	Field Review
										04-12-2013	VGS			20	Field Review
										05-09-2007	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	0030	0.886			1.0000	7.75	310,100
1	1010	Single Family	RC	Residual	0.240	AC 35,000.00	1.00000	5	1.00	0030	0.886			1.0000	0.71	7,400
Total Card Land Units					1.16	AC	Parcel Total Land Area					1.16	Total Land Value			317,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	984	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		228,409
Interior Floor 2			Replace Cost		5,750
Heat Fuel	03	Gas	Year Built		234,159
Heat Type	04	Forced Air-Duc	Effective Year Built		1957
AC Type	03	Central	Depreciation Code		1995
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		74
Extra Openings	0		Cns Sect Rcnld		173,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	984		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	108	21.00	1995	A	70	C	1.00	1,600
SHD1	Shed	L	50	21.00	1995	A	70	C	1.00	700
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,109	1,109	1,109	174.89	193,955
BSM	Basement	0	984	197	35.01	34,454
Ttl Gross Liv / Lease Area		1,109	2,093	1,306		228,409

