

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ZIKO PETER A & MAUREEN R TT PETER A ZIKO & MAUREEN R ZIKO I 532 FRANKLIN ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	328,600	328,600
		SUPPLEMENTAL DATA		RES LAND		1010	395,100	395,100	RESIDNTL		1010
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2652 Total Acres 3.11 Chapter Lan GIS ID F_863922_2850026		Cyclical Exemption W District Res Exem		3		Total		820,800		820,800	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZIKO PETER A & MAUREEN R TT	40673	0030	12-05-2011	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ZIKO PETER A	40439	0070	10-13-2011	U	I	100	1A	2023	1010	245,100	2022	1010	204,300	2021	1010	202,400
RENAGHAN DENISE M	40439	0067	10-13-2011	U	I	100	1A		1010	428,200		1010	356,100		1010	296,700
ZIKO PETER & MAUREEN TT	36319	0080	08-29-2008	U	I	1	1F		1010	70,500		1010	70,500		1010	70,500
ZIKO PETER A	34463	0100	04-30-2007	U	I	100	1F	Total		743,800	Total		630,900	Total		569,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	328,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	97,100
Appraised Land Value (Bldg)	395,100
Special Land Value	0
Total Appraised Parcel Value	820,800
Valuation Method	C
Total Appraised Parcel Value	820,800

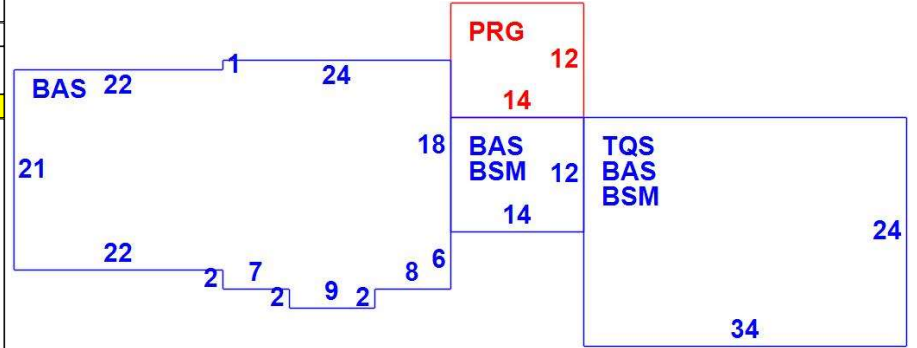
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BP-20-115 21	07-23-2020 01-25-2006	MN AD	Maintenance Addition	4,338 80,000	07-27-2006	100 100		Replace 1 patio door ADD & CONVERT GARAGE		04-12-2013 07-27-2006	VGS KP		1	20 00	Field Review 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		1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	2.142	AC 35,000.00	0.57616	5	1.00	0050	1.000		1.0000	0.46	43,200	
1	1010	Single Family		Undevelop	0.055	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.79	1,900	
Total Card Land Units					3.11	AC	Parcel Total Land Area					3.11	Total Land Value			395,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	984	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	984				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		444,802
Replace Cost		18,000
Year Built		462,803
Effective Year Built		1967
Depreciation Code		1992
Remodel Rating		A
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnld		328,600
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
SHD1	Shed	L	100	21.00	1988	A	70	C	1.00	1,500
SPL2	Ing Pool-Good	L	791	89.00	1988	A	70	C	1.00	49,300
SHD1	Shed	L	100	21.00	1970	A	70	C	1.00	1,500
PTO	Patio	L	800	15.00	1988	A	70	C	1.00	8,400
SHD1	Shed	L	48	21.00	1988	A	70	C	1.00	700
STB1	Stable	L	1,820	28.00	1985	A	70	C	1.00	35,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,040	2,040	2,040	155.20	316,608
BSM	Basement	0	984	197	31.07	30,574
PRG	Pergola	0	168	17	15.70	2,638
TQS	Three Quarter Story	612	816	612	116.40	94,982
Ttl Gross Liv / Lease Area		2,652	4,008	2,866		444,802



532 FRANKLIN ST

