

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RIZZO NICHOLAS			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
RIZZO KILEY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	323,800	323,800	
605 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	400,900	400,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1688 Total Acres 5.498 Chapter Lan GIS ID F_863161_2848670			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	36,000	36,000	
						Total		760,700	760,700	

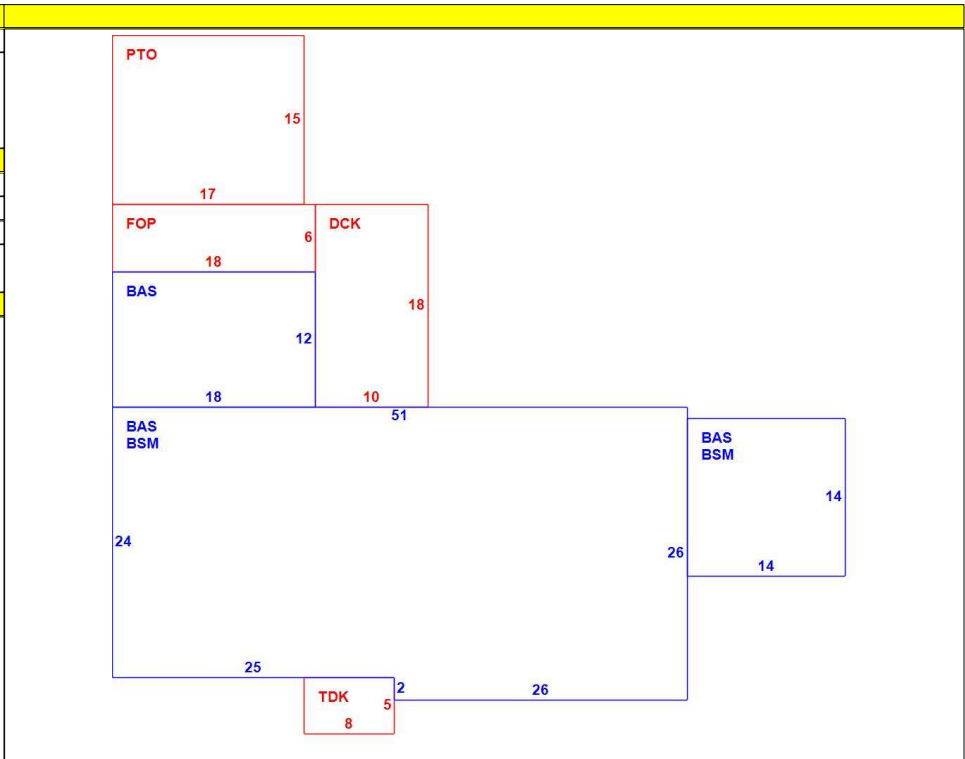
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RIZZO NICHOLAS	52168	290	12-30-2019	U	I	544,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
THREE C'S LLC	49259	0141	12-04-2017	U	I	171,000	1L	2023	1010	348,600	2022	1010	304,000	2021	1010	300,900
PATENAUDE BRIAN A	32335	0139	03-10-2006	U	I	1	1F		1010	437,100		1010	364,300		1010	304,200
									1010	24,300		1010	24,300		1010	24,300
								Total		810,000	Total		692,600	Total		629,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2024	22E	22E VETERAN	1000.00													
			Total									APPRAISED VALUE SUMMARY				
			1,000.00									Appraised Bldg. Value (Card)				323,800
												Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				36,000
												Appraised Land Value (Bldg)				400,900
												Special Land Value				0
												Total Appraised Parcel Value				760,700
												Valuation Method				C
												Total Appraised Parcel Value				760,700

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-23-342	09-18-2023	RM	Remodel	20,000		0		CONSTRUCT SHED DORMER I		01-14-2020	SJD	9	1	00	Measure & Listed
BPO-23-169	05-11-2023	AD	Addition	450,000		0		PLAN #BB-23: CNVRT BRN TO		03-21-2019	SJT	5		01	Measure - No Entry
2018-467	12-27-2018	NC	New Construct	4,000		100		IN CONJUNCTION WITH BP-20		05-25-2018	SJD	9		01	Measure - No Entry
2018-414	11-14-2018	RM	Remodel	65,130		100		REMODEL 1629' OF INTERIOR,		04-12-2013	VGS			20	Field Review
19990537	11-26-1999	NC	New Construct	30,000		100		POST & BEAM BARN		06-13-2001	K+B		1	00	Measure & Listed
10318	04-15-1987	AD	Addition	10,000	01-01-1994	100		14X14 1 STY							

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	350,000
1	1010	Single Family	WP	Residual	2.580	AC 35,000.00	0.51906	5	1.00	0050	1.000			1.0000	46,900
1	1010	Single Family	WP	Undevelop	2.000	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	4,000
Total Card Land Units					5.50	AC	Parcel Total Land Area					5.50	Total Land Value		400,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1472	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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	Net Other Adj		353,171
Interior Floor 2	14	Carpet	Replace Cost		18,980
Heat Fuel	02	Oil	Year Built		372,151
Heat Type	05	Hot Water	Effective Year Built		1977
AC Type	01	None	Depreciation Code		2008
Bedrooms	3		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		323,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1472		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
BRN3	Barn - 1 St w/L	L	990	52.00	2000	A	70	C	1.00	36,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,688	1,688	1,688	173.72	293,238
BSM	Basement	0	1,472	294	34.70	51,073
DCK	Deck	0	180	18	17.37	3,127
FOP	Open Porch	0	108	16	25.74	2,780
PTO	Patio	0	255	13	8.86	2,258
TDK	Trex Deck	0	40	4	17.37	695
Ttl Gross Liv / Lease Area		1,688	3,743	2,033		353,171

