

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RYALLS JENNIFER L			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
13 INDIAN COVE RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,112,300	1,112,300
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	586,500	586,500
Alt Prcl ID		Cyclical 4			RESIDNTL	1010	114,300	114,300	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 3576		District							
Total Acres 2.928		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_863628_2845011									
Total							1,813,100	1,813,100	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RYALLS JENNIFER L	46763	0348	04-01-2016	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ZANIBONI JENNIFER	26494	0314	09-11-2003	U	I	945,000	1	2023	1010	861,200	2022	1010	811,500	2021	1010	686,700
									1010	716,900		1010	345,800		1010	288,300
									1010	68,200		1010	68,200		1010	62,200
Total								1,646,300		Total		1,225,500		Total		1,037,200

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,112,300		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	114,300		
Appraised Land Value (Bldg)	586,500		
Special Land Value	0		
Total Appraised Parcel Value	1,813,100		
Valuation Method	C		
Total Appraised Parcel Value	1,813,100		

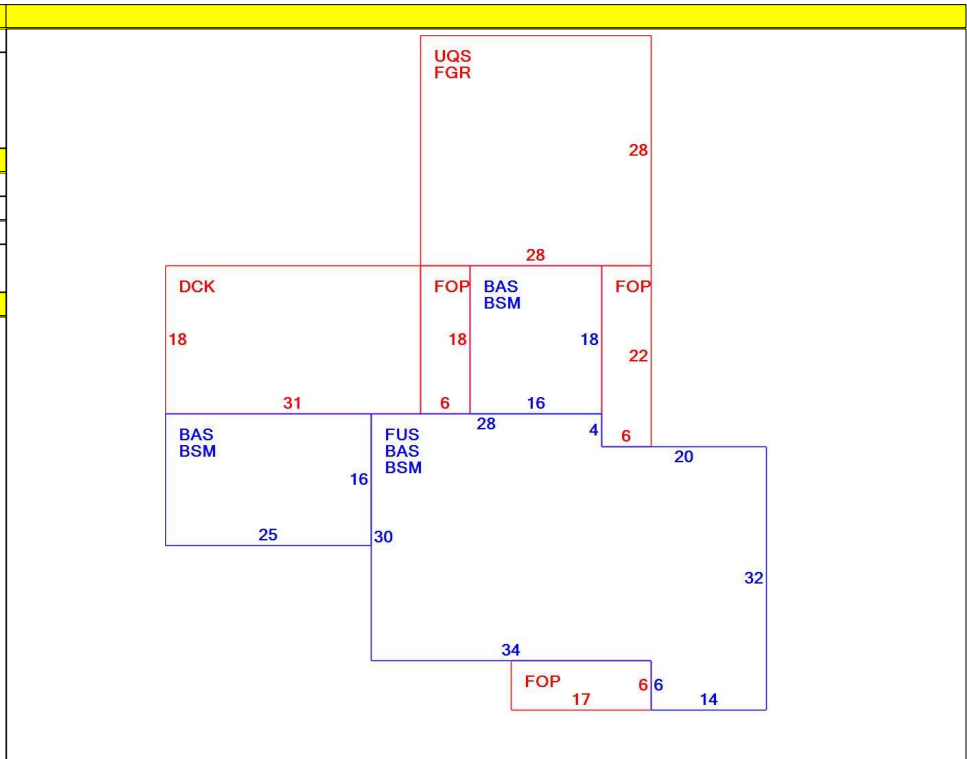
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

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
2018-257	07-02-2018	BP	Bldg Permit	56,000	04-01-2019	100		INGRD GUNITE POOL 20' X 40'	04-01-2019	SJT	5		01	Measure - No Entry
15085	08-18-1998	NC	New Construct	180,000	01-16-2000	100		2 STRY DWEL ATT GARA	04-12-2013	VGS			20	Field Review
									01-19-2001	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	40,000	SF 8.75	1.00000	5	1.00	0080	1.503			1.0002	526,100	
1	1010	Single Family	PD	Residual	1.623	AC 35,000.00	0.69291	5	1.00	0080	1.503			1.0000	59,200	
1	1010	Single Family	RC	Undevelop	0.391	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	1,200	
Total Card Land Units					2.93	AC	Parcel Total Land Area					2.93	Total Land Value			586,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2132	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	588.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	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			1,146,861
Interior Floor 2			Net Other Adj		131,670
Heat Fuel	02	Oil	Replace Cost		1,278,532
Heat Type	05	Hot Water	Year Built		1998
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		1,112,300
Sq Ft Fin Bsmt	2100		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2132		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
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600
SHD1	Shed	L	176	21.00	2018	E	100	B	1.50	5,500
SHD1	Shed	L	232	21.00	2018	E	100	B	1.50	7,300
PTO	Patio	L	272	15.00	2018	E	100	B	1.50	6,100
SPL1	Ing Pool - Ave	L	800	64.00	2018	E	100	B	1.50	76,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,132	2,132	2,132	244.17	520,568
BSM	Basement	0	2,132	426	48.79	104,016
DCK	Deck	0	558	56	24.50	13,673
FGR	Garage	0	784	314	97.79	76,669
FOP	Open Porch	0	342	51	36.41	12,453
FUS	Finished Upper Story	1,444	1,444	1,444	244.17	352,580
UQS	Unfin 3/4 Story	0	784	274	85.33	66,902
Ttl Gross Liv / Lease Area		3,576	8,176	4,697		1,146,861

