

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHINETTI PAUL T			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CHINETTI SUSANNE H			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	126,300	126,300
87 TEAKETTLE LN		SUPPLEMENTAL DATA			RESIDNTL	1010	463,500	463,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1227 Total Acres .72 Chapter Lan			Cyclical 5 Exemption W District Res Exem	RESIDNTL	1010	2,500	2,500
GIS ID F_871343_2846101		Assoc Pid#			Total		592,300	592,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHINETTI PAUL T		21308 0232	01-08-2002	U	I	118,000	1F	Year	Code	Assessed	Year	Code	Assessed
CHINETTI PAUL T		11519 0146	12-21-1992	U	I		1I	2023	1010	135,800	2022	1010	118,700
									1010	453,200		1010	384,000
									1010	1,800		1010	1,800
		Total						Total		590,800	Total		504,500
								Total			Total		355,500

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)	126,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	463,500
Special Land Value	0
Total Appraised Parcel Value	592,300
Valuation Method	C
Total Appraised Parcel Value	592,300

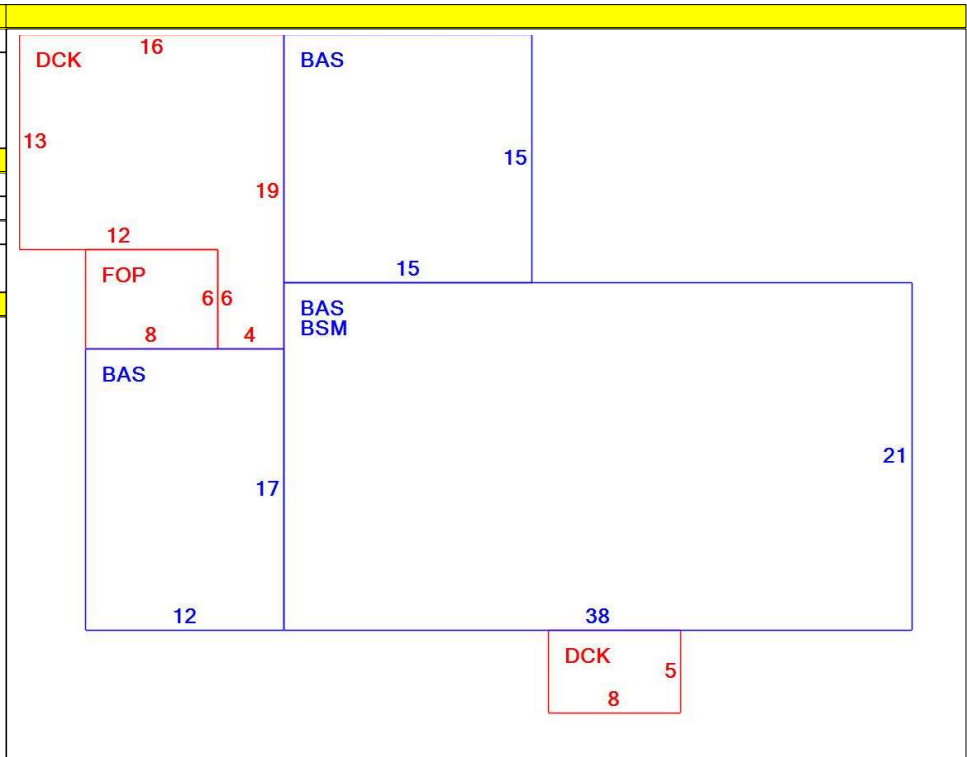
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
510	10-01-2003	MN	Maintenance	1,600		100		STRIP & REROOF 8 SQ	09-28-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									11-27-2007	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	31,363 SF	10.64	1.00000	5	1.00	0070	1.389		1.0000	14.78	463,500
Total Card Land Units					0.72 AC	Parcel Total Land Area					0.72	Total Land Value			463,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	798	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			173,979
Interior Floor 2			Net Other Adj		11,730
Heat Fuel	03	Gas	Replace Cost		185,709
Heat Type	04	Forced Air-Duc	Year Built		1940
AC Type	01	None	Effective Year Built		1989
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	5		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		68
Gas Fireplaces	0		Cns Sect Rcnld		126,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	798		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
GRN1	Greenhouse -	L	48	52.00	1980	A	70	C	1.00	1,700
SHD1	Shed	L	56	21.00	1960	A	70	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,227	1,227	1,227	122.43	150,227
BSM	Basement	0	798	160	24.55	19,589
DCK	Deck	0	272	27	12.15	3,306
FOP	Open Porch	0	48	7	17.85	857
Ttl Gross Liv / Lease Area		1,227	2,345	1,421		173,979



87 TEAKETTLE LN

