

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ZANGRILLO SERENA S (L/E)		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	
C/O ZANGRILLO JOANNE E & ANGEL		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	466,200	466,200	
65 VALENTINE ST		<b>SUPPLEMENTAL DATA</b>					RESIDNTL	1020	8,800	8,800	905 DUXBURY, MA	
W NEWTON MA 02465		Alt Prcl ID 082/130.0-0205-0000.		Cyclical Exemption 5								
		Scnd Hom 500525		W								
		Tax Class T		District								
		Tot Fin Are 2372		Res Exem								
		Total Acres		Assoc Pid#								
		Chapter La										
		GIS ID F_867666_2844733										
						Total		475,000		475,000		

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
ZANGRILLO SERENA L/E	58027	292	06-22-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
ZANGRILLO SERENA S (L/E)	38119	0336	01-08-2010	U	I	1	1F	2023	1020	454,300	2022	1020	378,500	2021	1020	375,100		
ZANGRILLO SERENA S	38119	0333	01-08-2010	U	I	1	1F		1020	6,800		1020	6,800		1020	6,800		
ZANGILLO JOANNE E & ANGELA M TT	38119	0332	01-08-2010	U	I	1	1F											
SOUTHSCAPE RLTY TRUST	17032	0175	01-11-1999	U	I	1	1F											
								Total		461,100		Total		385,300		Total		381,900

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
0001				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	466,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,800
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	475,000
Valuation Method	C
Total Appraised Parcel Value	475,000

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
269	07-01-2002	RM	Remodel	1,500		100		REPL DECK & RAILING	11-24-2020	SJT	10		20	Field Review
									07-09-2013	SJD	3		30	Quality Control

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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8018	C   8018   Owne
Interior Wall 2			South Scape   B   1   S   1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TL	2 Bedroom TL
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central	<b>COST / MARKET VALUATION</b>		
CNS Bedrooms	2				558,393
Full Baths	2		Net Other Adj		31,710
Half Baths	2		Replace Cost		590,118
Extra Fixtures	0		Year Built		1984
Total Rooms	5		Effective Year Built		2000
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	4		Depreciation %		21
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1102		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	03	Average	Percent Good		79
SF Fin Bsmt	350		Cns Sect Rcnld		466,200
Extra Openings	1		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2	2	Deck	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS  
(428 sf)

BAS  
(1,158 sf)

BSM  
(1,102 sf)

WDK  
(302 sf)

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
FGR1	Garage - 1 Sto	L	242	52.00	1984	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,158	1,158	1,158	304.14	352,189
BSM	Basement	0	1,102	220	60.72	66,910
FUS	Finished Upper Story	428	428	428	304.14	130,170
WDK	Deck	0	302	30	30.21	9,124
Ttl Gross Liv / Lease Area		1,586	2,990	1,836		558,393

