

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ZELLE KENT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
VILLONE JENNIFER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	469,500	469,500
626 MAYFLOWER ST		SUPPLEMENTAL DATA			RES LAND	1010	361,900	361,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2167 Total Acres 1.258 Chapter Lan GIS ID F_868880_2840837			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	27,000	0
						Total		858,400	831,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZELLE KENT	BRIDGETT MICHAEL B & ALEXIS H	48393 0065 30353 0277	05-05-2017 04-15-2005	Q Q	I I	632,500 540,000	00 00	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	357,000	2022	1010	326,600			
									1010	376,400		1010	310,200			
									1010	0		1010	0			
								Total		733,400	Total		636,800	Total		554,700

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
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	469,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	27,000
Appraised Land Value (Bldg)	361,900
Special Land Value	0
Total Appraised Parcel Value	858,400
Valuation Method	C
Total Appraised Parcel Value	858,400

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-20-316	11-25-2020	BP	Bldg Permit	21,000	04-06-2021	100		Construct a screen porch over ex	04-06-2021	SJT	5		01	Measure - No Entry
2017-353	11-02-2017	SP	Solar Panels	7,738		100		INSTALLATION OF 12 ROOF-M	03-17-2021	SJT	5		01	Measure - No Entry
189	10-08-2009	NC	New Construct	11,900		100		14X25 DECK	12-11-2017	SJD	9		01	Measure - No Entry
10232	01-23-1987	AD	Addition	5,000	01-01-1990	100		DORMER	04-12-2013	VGS			20	Field Review
									08-31-2010	KP		1	08	Measure - Interior Refusal

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	0.340 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	11,900
Total Card Land Units					1.26 AC	Parcel Total Land Area					1.26	Total Land Value			361,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1062	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	05	Hot Water	Net Other Adj		538,515
AC Type	01	None	Replace Cost		27,115
Bedrooms	4		Year Built		565,628
Full Baths	2		Effective Year Built		1979
Half Baths	1		Depreciation Code		2004
Extra Fixtures	2		Remodel Rating		VG
Total Rooms	9		Year Remodeled		
Bath Style	02	Average	Depreciation %		17
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	0		Percent Good		83
FBM Quality			Cns Sect Rcnld		469,500
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	2		Dep Ovr Comment		
Bsmt Area	1062		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
SLR	Solar Panels	L	12	1050.00	2017	E	100	B	1.50	27,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	932	932	932	219.44	204,521
BSM	Basement	0	1,062	212	43.81	46,522
DCK	Deck	0	333	33	21.75	7,242
FSP	Screened Porch	0	210	42	43.89	9,217
FUS	Finished Upper Story	728	728	728	219.44	159,755
TQS	Three Quarter Story	507	676	507	164.58	111,258
Ttl Gross Liv / Lease Area		2,167	3,941	2,454		538,515

