

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ZANETTI KENNETH R		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ZANETTI LINDA A		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	333,900	333,900	
PO BOX 1479					Medium			RES LAND	1010	425,300	425,300	
SUPPLEMENTAL DATA								RESIDNTL	1010	3,200	3,200	
DUXBURY MA 02331	Alt Prcl ID	Cyclical Exemption W		5								
	Scnd Home	District Res Exem										
	Tax Class T	Assoc Pid#										
	Tot Fin Area 1878											
	Total Acres 2.228											
	Chapter Lan											
	GIS ID F_875969_2839416											
									Total	762,400	762,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZANETTI KENNETH R	LCC	59991	05-24-1978	U	I	51,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	252,600	2022	1010	237,200	2021	1010	214,200
									1010	489,500		1010	312,000		1010	301,000
									1010	2,100		1010	2,100		1010	2,100
								Total		744,200	Total		551,300	Total		517,300

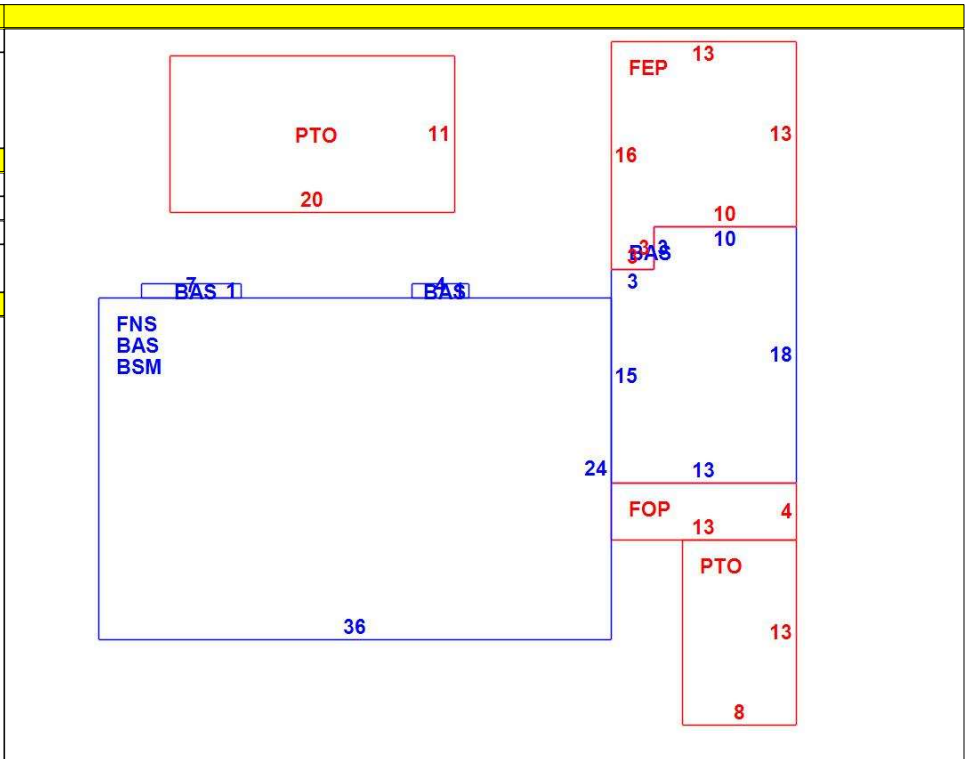
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0060											
NOTES											
										Total Appraised Parcel Value	762,400

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
QPO-23-27	09-02-2023	MN	Maintenance	9,500		100		STRIP & REROOF		02-26-2020	SJT	5		00	Measure & Listed
BP-19-270	08-23-2019	RM	Miscellaneous	35,000	02-26-2020	100		REFURBISH EXISTING KITCHEN		08-30-2018	JLF			30	Quality Control
2018-3	03-22-2018	MS	Miscellaneous	4,000	08-30-2018	100		INSTALL A 10' X 12' UTILITY BL		04-12-2013	VGS			20	Field Review
255	08-18-2008	RM	Remodel	10,000		100		BATHRM & BEDRM CLOSET		06-10-2009	K-B			01	Measure - No Entry
13164	05-10-1994	AD	Addition	4,000		100		2 5FT WIND DORMERS							

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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0060	1.341	DPW ESMNT + ROW 2 RESID	E80	0.8000	9.39	375,500
1	1010	Single Family	PD	Residual	1.310	AC	35,000.00	0.81068	5	1.00	0060	1.341	WATER PROBLEMS ON PROP	1.0000	0.87	0.87	49,800
					Total Card Land Units	2.23	AC	Parcel Total Land Area					2.23	Total Land Value			425,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	07	Gambrel	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			454,509
Interior Floor 2			Net Other Adj		15,730
Heat Fuel	07	Propane	Replace Cost		470,238
Heat Type	07	Radiant-Elec.	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		333,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	864		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
SHD1	Shed	L	80	21.00	1985	A	70	C	1.00	1,200
SHD1	Shed	L	96	21.00	2018	E	100	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,100	1,100	1,100	208.30	229,129
BSM	Basement	0	864	173	41.71	36,036
FEP	Finished Enclosed Porch	0	178	107	125.21	22,288
FNS	Finished 90% Story	778	864	778	187.57	162,057
FOP	Open Porch	0	52	8	32.05	1,666
PTO	Patio	0	324	16	10.29	3,333
Ttl Gross Liv / Lease Area		1,878	3,382	2,182		454,509

