

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SCIRETTA RICHARD VITO		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
SCIRETTA ALEXANDRA PRIN		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,266,700	1,266,700	
91 ROGERS WAY		SUPPLEMENTAL DATA					RES LAND	1010	526,600		526,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4877 Total Acres .921 Chapter Lan		Cyclical 6 Exemption W District Res Exem						Total	1,793,300	1,793,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SCIRETTA RICHARD VITO		57211 292	09-07-2022	Q	I	1,675,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCKENZIE SHANNON STAFFORD TT		32554 0037	04-24-2006	U	I	10	1A	2023	1010	944,100	2022	1010	865,300	2021	1010	716,900
MCKENZIE BRADLEY C		32197 0290	02-10-2006	U	I	1	1F		1010	628,200		1010	484,300		1010	403,600
MCKENZIE BRADLEY C TRS		28275 0066	05-24-2004	U	I	100	1A									
MCKENZIE BRADLEY C		22308 0002	06-24-2002	Q	I	950,000	00									
Total								1,572,300	Total		1,349,600	Total		1,120,500		

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,266,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	526,600
Special Land Value	0
Total Appraised Parcel Value	1,793,300
Valuation Method	C
Total Appraised Parcel Value	1,793,300

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-22-30	12-01-2022	MN	Maintenance	6,293		100	12-01-2022	WEATHERIZATION	11-30-2022	SJD	9	1	00	Measure & Listed
120	04-06-2004	AD	Addition	7,200		100		AD 10X18 TO ATTCHD G	11-04-2020	SJT	10		20	Field Review
328	07-02-2003	AD	Addition	77,000		100		2 STRY ADD,DECK,PORC	04-12-2013	VGS			20	Field Review
14088	06-13-1996	NC	New Construct	8,000	06-18-1997	100		FINISHED BASMNT AREA	09-29-2005	KP		1	00	Measure & Listed
13761	07-31-1995	NC	New Construct	211,000	04-14-1997	100		2STY SINGLE FAM						

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	13.15	526,100
1	1010	Single Family	RC	Residual	0.004 AC	35,000.00	2.77777	5	1.00	0080	1.503		1.0000	3.19	500
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			526,600

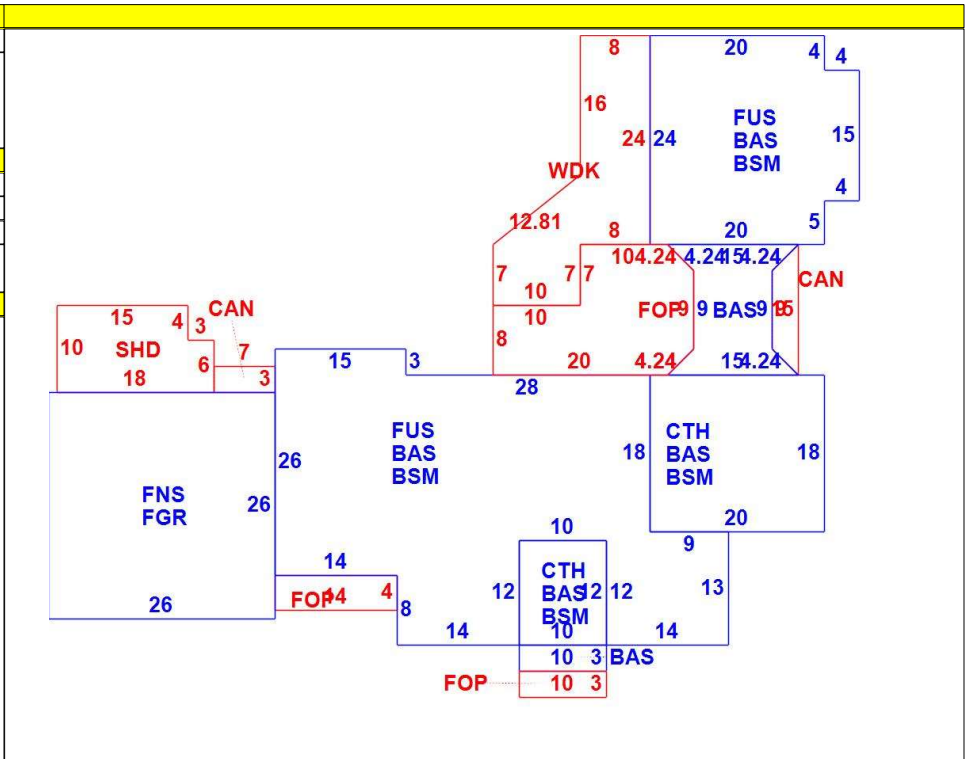
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2283	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1200				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2283				

CONDO DATA			
Parcel Id		C	OWNE
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	1,355,130
Replace Cost	1,456,019
Year Built	1995
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	1,266,700
Dep % Ovr	
Dep Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,466	2,466	2,466	233.64	576,164
BSM	Basement	0	2,283	457	46.77	106,775
CAN	Canopy	0	57	6	24.59	1,402
CTH	Cathedral Ceiling	0	480	48	23.36	11,215
FGR	Garage	0	676	270	93.32	63,084
FNS	Finished 90% Story	608	676	608	210.14	142,055
FOP	Open Porch	0	352	53	35.18	12,383
FUS	Finished Upper Story	1,803	1,803	1,803	233.64	421,258
SHD	Attached Shed	0	168	59	82.05	13,785
WDK	Deck	0	302	30	23.21	7,009
Ttl Gross Liv / Lease Area		4,877	9,263	5,800		1,355,130



11/30/2022