

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RANALLI BETSY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
RANALLI MICHAEL			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	478,400	478,400	
18 OLD COACH WAY		SUPPLEMENTAL DATA				RES LAND	1010	488,800	488,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2415 Total Acres .971 Chapter Lan		Cyclical 6 Exemption W District Res Exem						
GIS ID F_873312_2835842		Assoc Pid#						Total	967,200	967,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RANALLI BETSY	53054	314	07-10-2020	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed			
WHITAKER KEITH	50389	0145	10-10-2018	Q	I	600,320	00	2023	1010	356,400	2022	1010	296,900			
MCCALL DONALD FENTON III & DONNA	44583	0287	07-30-2014	U	I	1	1A		1010	477,500		1010	402,900			
MCCALL FENTON D	20998	0041	11-28-2001	Q	I	507,000	00									
RASZKA WILLIAM V	16455	0214	07-31-1998	Q	I	338,000	00									
Total								833,900		Total		699,800		Total		678,600

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
0070				

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)				478,400
Appraised Xf (B) Value (Bldg)				0
Appraised Ob (B) Value (Bldg)				0
Appraised Land Value (Bldg)				488,800
Special Land Value				0
Total Appraised Parcel Value				967,200
Valuation Method				C
Total Appraised Parcel Value				967,200

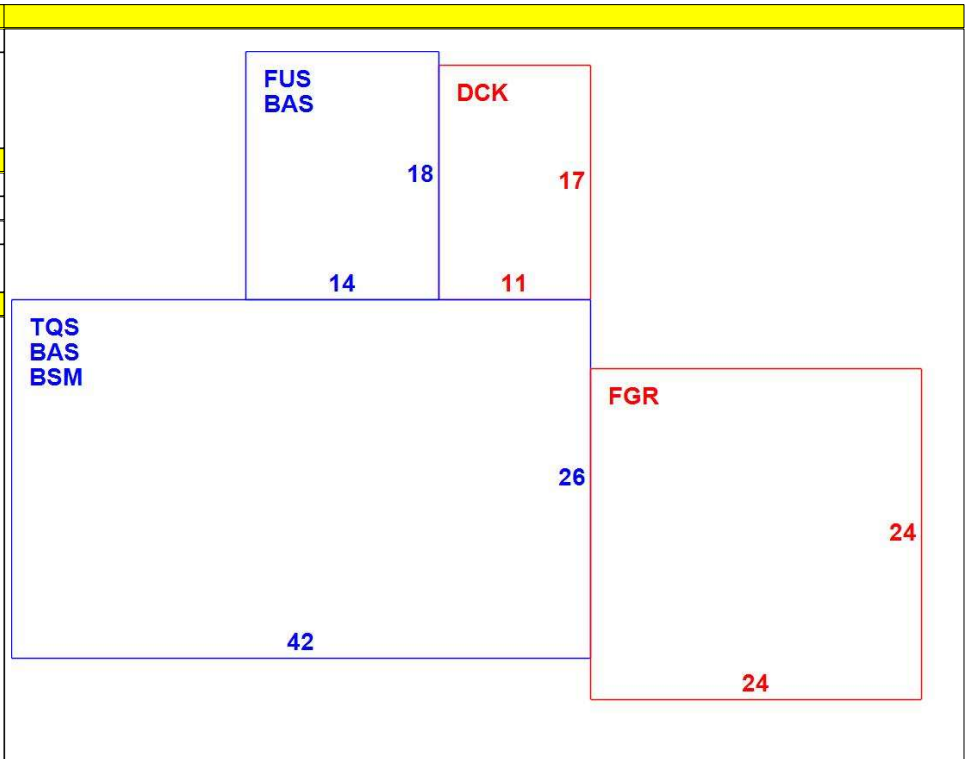
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2018-248	11-21-2018	MN	Maintenance	10,660		100		ROOF		05-03-2021	SJD	9	1	07	Measure - Info @ Door
15014	07-07-1998	AD	Addition			100		WOOD STOVE		10-06-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										07-12-1999	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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			12.16	486,200	
1	1010	Single Family	RC	Residual	0.053	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.12	2,600	
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			488,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt					
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1092				

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

COST / MARKET VALUATION	
Net Other Adj	623,324
Replace Cost	23,200
Year Built	646,525
Effective Year Built	1962
Depreciation Code	1995
Remodel Rating	G
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnld	478,400
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	1,344	1,344	1,344	216.28	290,683
BSM	Basement	0	1,092	218	43.18	47,149
DCK	Deck	0	187	19	21.98	4,109
FGR	Garage	0	576	230	86.36	49,745
FUS	Finished Upper Story	252	252	252	216.28	54,503
TQS	Three Quarter Story	819	1,092	819	162.21	177,135
Ttl Gross Liv / Lease Area		2,415	4,543	2,882		623,324

