

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RUIZ LORI A AND EFRAIN S TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
LORI A RUIZ REVOCABLE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	916,000	916,000
41 HICKS POINT RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,240,300	1,240,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4121 Total Acres 2.298 Chapter Lan GIS ID F_871075_2829332			Cyclical Exemption W District Res Exem	RESIDNTL	1010	87,200	87,200
						Total		2,243,500	2,243,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MAITINO PAUL & JANICE		LCC 135470	06-05-2023	Q	I	2,495,000	00	Year	Code	Assessed	Year	Code	Assessed	
RUIZ LORI A AND EFRAIN S TT		LCC 123287	04-20-2016	U	I	1	1A	2023	1010	754,700	2022	1010	630,700	
KILLEEN NOMINEE TRUST		931 0	04-27-1998	U	I	100	1F		1010	1,174,200		1010	907,100	
RUIZ EFRAIN S		LCC 93190	04-27-1998	Q	I	739,000	00		1010	58,300		1010	58,300	
						Total		1,987,200	Total		1,596,100	Total		1,385,700

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	916,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	87,200
Appraised Land Value (Bldg)	1,240,300
Special Land Value	0
Total Appraised Parcel Value	2,243,500
Valuation Method	C
Total Appraised Parcel Value	2,243,500

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									
THIS HOUSE WAS COMPLETELY RENOVATED IN 1986 AND IS NEWER, NOT AN OLDER ANTIQUE. CORRECTED FOR FY06									

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
25	01-31-2005	RM	Remodel	22,000		100		KITCH 22X25 SLIDER		09-05-2019	SJT	10		00	Measure & Listed
20010223	06-19-2001	RM	Remodel	2,500	06-29-2002	100		OPEN DECK 12'X12'		04-12-2013	VGS			20	Field Review
14740	11-20-1997	RM	Remodel	24,000		100		RPLC ROOF/REMDL 2ND		09-07-2005	KP		8	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	0080	1.503			V225	2.2500	29.59	1,183,700	
1	1010	Single Family	RC	Residual	1.380	AC 35,000.00	0.77971	5	1.00	0080	1.503				1.0000	0.94	56,600	
Total Card Land Units					2.30	AC	Parcel Total Land Area					2.30	Total Land Value					1,240,300

