

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ZALESKY PETR			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
ZALESKY MEGHAN OATES			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	607,900	607,900
295 TREMONT ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	469,400	469,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2548 Total Acres .918 Chapter Lan GIS ID F_871050_2832253			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	14,300	14,300
						Total		1,091,600	1,091,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ZALESKY PETR	54172	100	01-11-2021	Q	I	980,000	00	Year	Code	Assessed	Year	Code	Assessed
WINGERTSMAN MARK J	50711	0264	01-10-2019	Q	I	869,900	00	2023	1010	480,300	2022	1010	441,900
PILON LUCY	43455	0288	08-06-2013	U	I	1	1A		1010	503,800		1010	320,100
MAILLET FRANCE	42969	0068	04-23-2013	U	I	420,000	1S		1010	9,600		1010	9,600
US BANK NATIONAL ASSOC TT	40926	0139	02-01-2012	U	I	495,000	1L	Total		993,700	Total		771,600
								Total		710,500	Total		710,500

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Code	Description	Number	Amount
Total		0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

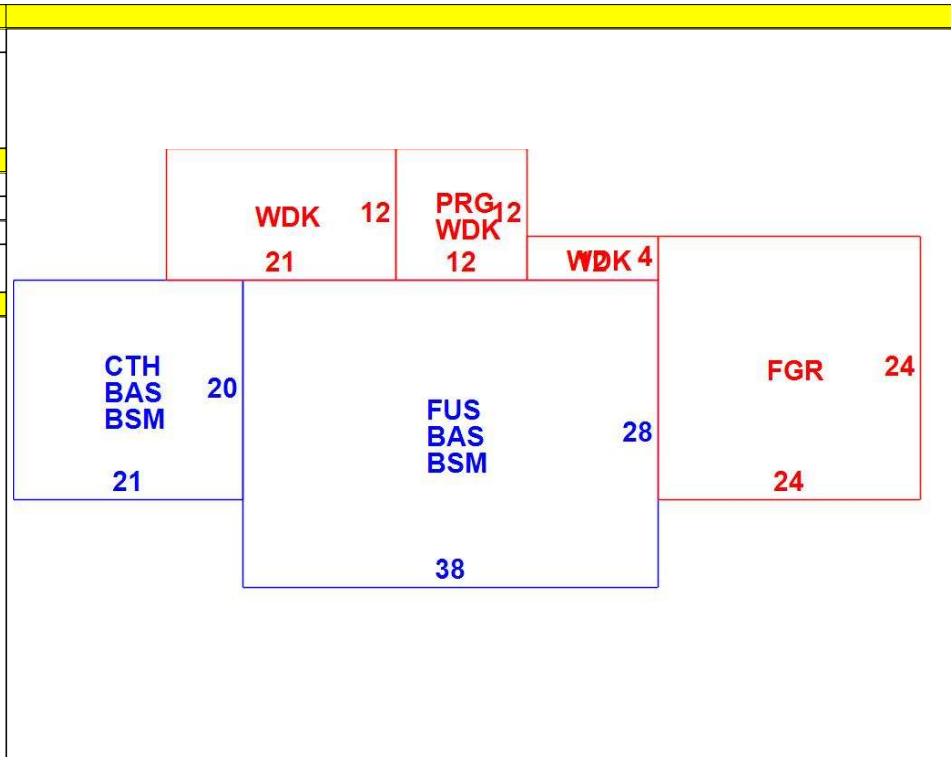
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	607,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,300
Appraised Land Value (Bldg)	469,400
Special Land Value	0
Total Appraised Parcel Value	1,091,600
Valuation Method	C
Total Appraised Parcel Value	1,091,600

NOTES							

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-22-26	10-31-2022	MN	Maintenance	4,000		100	10-31-2022	WEATHERIZATION/AIR SEALIN	04-27-2021	SJD	9	1	07	Measure - Info @ Door
2018-122	04-09-2018	RM	Remodel	10,000		100		ADD 44' BATHROOM TO EXISTI	04-29-2019	SJD	9		12	Property Est. - No Access
82-2013	04-29-2013	RM	Remodel	68,000	07-25-2013	100		RM EXISTING KITCHEN AND 3	07-25-2013	BH			00	Measure & Listed
136	04-26-2005	MN	Maintenance	4,800		100		CONS 6'SHED DORMER	04-12-2013	VGS			20	Field Review
124	04-14-2005	MN	Maintenance	11,000		100		STRIP RE-ROOF	09-20-2005	KP		1	00	Measure & Listed
19	01-18-2005	MS	Miscellaneous	25,000		100		FIN 950SF BASEMENT						

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	0060	1.341		1.0000	11.74	469,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value		469,400	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1484		
Model	01	Residential		Bsmt Type	04		
Grade	06	Good		Unfin Area	0.00	Full	
Stories	2			CONDO DATA			
Occupancy	1			Parcel Id		C	Owne
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2	11	Clapboard		Adjust Type	Code	Description	Factor%
Roof Structure	03	Gable		Condo Flr			
Roof Cover	10	Wood Shingle		Condo Unit			
Interior Wall 1	05	Drywall		COST / MARKET VALUATION			
Interior Wall 2				Net Other Adj		664,689	
Interior Floor 1	14	Carpet		Replace Cost		67,715	
Interior Floor 2				Year Built		1984	
Heat Fuel	02	Oil		Effective Year Built		2004	
Heat Type	05	Hot Water		Depreciation Code		VG	
AC Type	03	Central		Remodel Rating			
Bedrooms	4			Year Remodeled			
Full Baths	3			Depreciation %		17	
Half Baths	1			Functional Obsol			
Extra Fixtures	4			External Obsol			
Total Rooms	8			Trend Factor		1.000	
Bath Style	02	Average		Condition			
Kitchen Style	02	Average		Condition %			
Extra Kitchens	0			Percent Good		83	
Fireplaces	1			Cns Sect Rcnld		607,900	
Extra Openings	0			Dep % Ovr			
Gas Fireplaces	0			Dep Ovr Comment			
Sq Ft Fin Bsmt	1000			Misc Imp Ovr			
FBM Quality	04	Above Average		Misc Imp Ovr Comment			
Foundation	06	Poured Conc		Cost to Cure Ovr			
Bsmt Garage	0			Cost to Cure Ovr Comment			
Bsmt Area	1484						



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	1980	A	70	C	1.00	1,200
PTO	Patio	L	1,250	15.00	2010	A	70	C	1.00	13,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,484	1,484	1,484	209.35	310,677
BSM	Basement	0	1,484	297	41.90	62,177
CTH	Cathedral Ceiling	0	420	42	20.94	8,793
FGR	Garage	0	576	230	83.60	48,151
FUS	Finished Upper Story	1,064	1,064	1,064	209.35	222,749
PRG	Pergola	0	144	14	20.35	2,931
WDK	Deck	0	444	44	20.75	9,211
Ttl Gross Liv / Lease Area		2,548	5,616	3,175		664,689

