

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CIPOLLETTI GEORGE B		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	
CIPOLLETTI KATHY F		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,344,100	1,344,100	
20 BAILEYS CIR				0	Light			RES LAND	1010	723,400	723,400	
		SUPPLEMENTAL DATA							RESIDNTL	1010	88,300	46,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4932 Total Acres .92 Chapter Lan		Cyclical 7 Exemption W District Res Exem						Total	2,155,800	2,113,800
		GIS ID F_869208_2830864		Assoc Pid#								

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CIPOLLETTI GEORGE B		14811 0299	11-27-1996	Q	I	625,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
RHB DEVELOPMENT INC		13381 0069	01-18-1995	U	V	150,000	1	2023	1010	1,035,100	2022	1010	951,600	2021	1010	791,000
SEALUND ROGER A & KEVIN P TRUSTE		13188 0092	10-05-1994	Q	V	560,000	00		1010	672,200		1010	476,900		1010	433,800
WHITE GERALD R		13188 0087	10-05-1994	Q	V	300,000	00		1010	27,300		1010	27,300		1010	23,900
		Total						1,734,600		Total		1,455,800		Total		1,248,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0053				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,344,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	88,300
Appraised Land Value (Bldg)	723,400
Special Land Value	0
Total Appraised Parcel Value	2,155,800
Valuation Method	C
Total Appraised Parcel Value	2,155,800

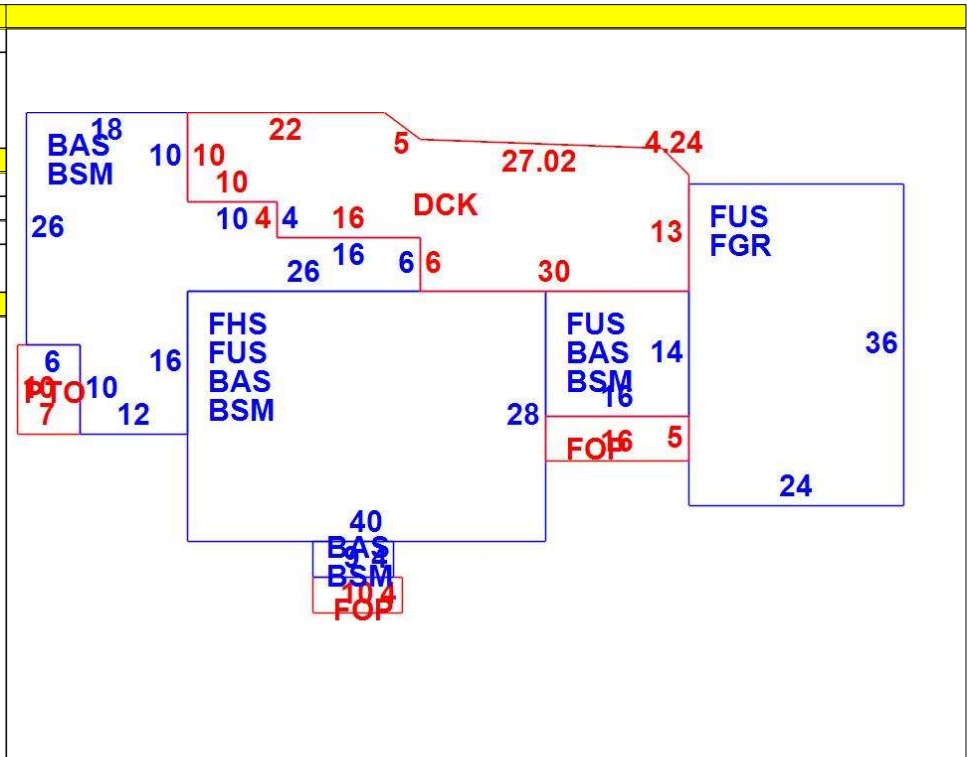
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-414	09-16-2021	SP	Solar Panels	49,000		100	12-30-2021	40 PANELS		10-23-2019	SJT	10		01	Measure - No Entry
2015-54	04-16-2015	MN	Maintenance	19,448		100		REROOF		04-12-2013	VGS			20	Field Review
14448	04-24-1997	MN	Maintenance	2,000		100		FIN ATTIC & BASEMENT		02-27-2006	KP		1	00	Measure & Listed
14300	11-20-1996	NC	New Construct	11,000		100		20X40 ING VYNL POOL							
14090	06-17-1996	NC	New Construct	235,000	12-11-1996	100		28X40 2STRY/GAR/PRCH							

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	37,888	SF 9.12	1.00000	5	1.00	0053	2.083					1.0000	19.00	719,800
1	1010	Single Family	PD	Residual	0.050	AC 35,000.00	1.00000	5	1.00	0053	2.083					1.0000	1.65	3,600
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value					723,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2164	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2.65				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	03	Central			
Bedrooms	7				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	13				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1800				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2164				

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

COST / MARKET VALUATION	
Net Other Adj	1,364,034
Replace Cost	129,390
Year Built	1,493,424
Effective Year Built	1996
Depreciation Code	2011
Remodel Rating	E
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	1,344,100
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
SPL1	Ing Pool - Ave	L	800	64.00	1996	A	70	C	1.00	35,800
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500
SLR	Solar Panels	L	40	1050.00	2021	A	70	C	1.00	42,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,164	2,164	2,164	234.61	507,700
BSM	Basement	0	2,164	433	46.94	101,587
DCK	Deck	0	807	81	23.55	19,004
FGR	Garage	0	864	346	93.95	81,176
FHS	Finished Half Story	560	1,120	560	117.31	131,383
FOP	Open Porch	0	120	18	35.19	4,223
FUS	Finished Upper Story	2,208	2,208	2,208	234.61	518,023
PTO	Patio	0	70	4	13.41	938
Ttl Gross Liv / Lease Area		4,932	9,517	5,814		1,364,034

