

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCKENNA KAREN			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905
			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	689,200	689,200	
511 BAY RD						0	Heavy		RES LAND	1010	484,900	484,900	DUXBURY, MA
SUPPLEMENTAL DATA													
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2766 Total Acres 1.248 Chapter Lan GIS ID F_871921_2830225			Cyclical 7 Exemption W District Res Exem Assoc Pid#			Total		1,174,100	1,174,100	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCKENNA KAREN		53763 318	11-04-2020	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LANZA JOSEPH		53667 134	10-21-2020	U	I	10	1A	2023	1010	522,500	2022	1010	477,500	2021	1010	410,100
MCKENNA KAREN		51540 38	08-22-2019	U	I	100	1A		1010	520,400		1010	330,700		1010	319,000
LANZA JOSEPH		51517 53	08-16-2019	U	I	100	1A									
MCKENNA KAREN		48378 0233	05-02-2017	U	I	100	1A									
Total								1,042,900	Total		808,200	Total		729,100		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD										
Nbhd	Nbhd Name	B	Tracing	Batch						
0060										

NOTES										APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card)						689,200
										Appraised Xf (B) Value (Bldg)						0
										Appraised Ob (B) Value (Bldg)						0
										Appraised Land Value (Bldg)						484,900
										Special Land Value						0
										Total Appraised Parcel Value						1,174,100
										Valuation Method						C
										Total Appraised Parcel Value						1,174,100

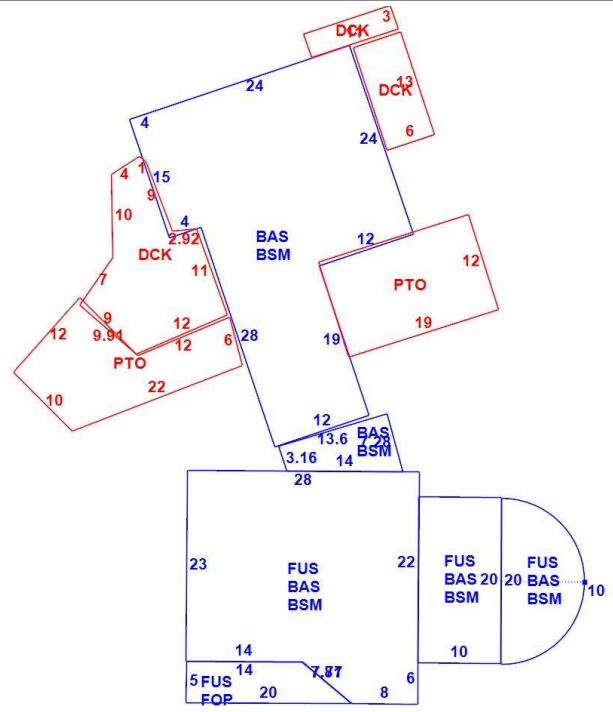
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2015-294	12-09-2015	MN	Maintenance	6,000		100		STRIP & REROOF	11-06-2019	SJT	10		00	Measure & Listed	
2015-136	07-01-2015	RM	Remodel	6,000		100		REPLACE 1 WINDOW & REMO	04-12-2013	VGS			20	Field Review	
526	12-06-2002	AD	Addition	92,000	05-20-2004	100		2 FL AD 22X11	10-15-2005	KP		1	00	Measure & Listed	
480	11-07-2002	AD	Addition	10,000	05-20-2004	100		22.5X28 FOUND ONLY							
120000034	02-15-2000	NC	New Construct	2,700	08-12-2004	100		12X16 DECK							
120000033	02-14-2000	RM	Remodel	18,000	01-01-2002	100		REFURBISH&RELOC KIT							
20000023	02-03-2000	RM	Remodel	2,500	06-26-2001	100		STRIP/REROOF							

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	SEVERE SLOPE TO LOT	1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.330	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	15,500
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			484,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1114	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
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	11	Ceramic			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	1114				

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

COST / MARKET VALUATION	
Net Other Adj	807,511
Replace Cost	32,960
Year Built	840,472
Effective Year Built	1925
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	689,200
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	1,990	1,990	1,990	224.50	446,747
BSM	Basement	0	1,990	398	44.90	89,349
DCK	Deck	0	333	33	22.25	7,408
FOP	Open Porch	0	85	13	34.33	2,918
FUS	Finished Upper Story	1,141	1,141	1,141	224.50	256,150
PTO	Patio	0	445	22	11.10	4,939
Ttl Gross Liv / Lease Area		3,131	5,984	3,597		807,511

