

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
INNELLO JOSEPH M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
INNELLO KELLY A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	537,800	537,800
12 DUCK HILL TER				0 Light		RES LAND	1010	447,800	447,800
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 5					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 2252				District					
Total Acres 1.128				Res Exem					
Chapter Lan									
GIS ID F_876207_2847255				Assoc Pid#					
Total							985,600		985,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
INNELLO JOSEPH M		36123 0047	06-27-2008	Q	I	730,000	00	Year	Code	Assessed	Year	Code	Assessed		
RYAN JAMES A JR		33070 0251	07-24-2006	Q	I	742,500	00	2023	1010	427,900	2022	1010	392,600		
LUSCKO JONATHAN P		16552 0075	08-28-1998	Q	I	360,000	00		1010	437,500	2021	1010	369,100		
Total							865,400		Total		761,700		Total		679,800

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

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0070							

NOTES										VISIT / CHANGE HISTORY					
FAMILY ROOM IN FIN. BASE.										Date	Id	Type	Is	Cd	Purpose/Result
										10-08-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										04-27-2006	KP		1	00	Measure & Listed
Total Appraised Parcel Value								985,600							

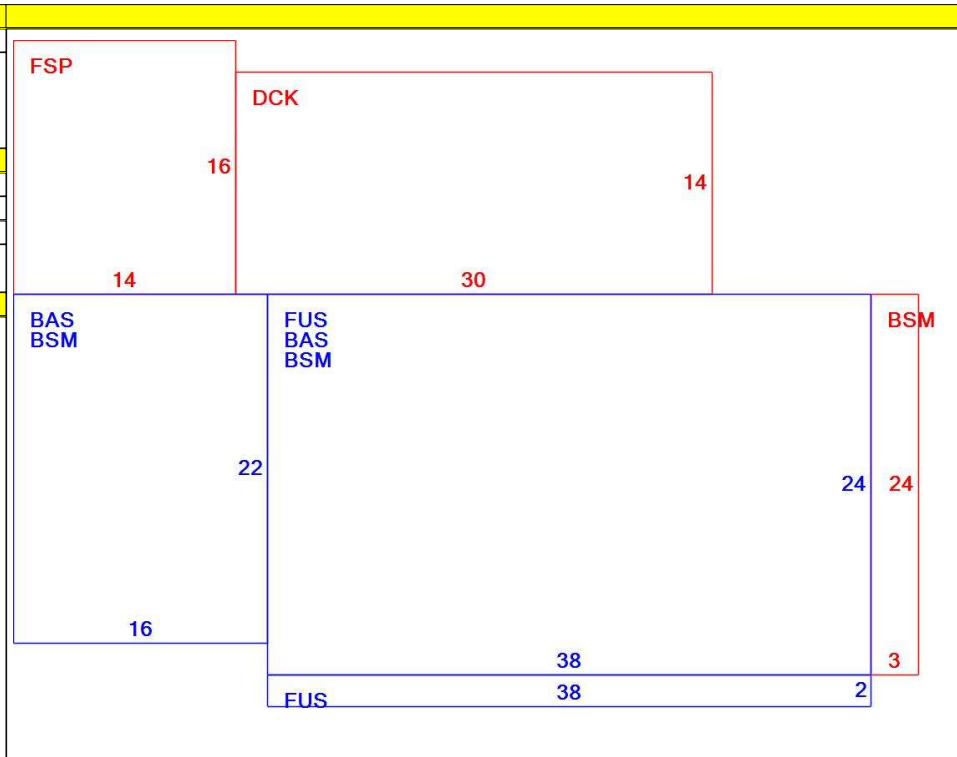
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
393	08-23-2004	RM	Remodel	10,000		100		REFURB KITCHEN		10-08-2020	SJT	10		20	Field Review
20000020	02-01-2000	RM	Remodel	10,000	06-05-2001	100		22X22 FBM PLAYRM		04-12-2013	VGS			20	Field Review
										04-27-2006	KP		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	EASEMENT = 23,272 SQ.FT. O		ES90	0.9000	10.94	437,600
1	1010	Single Family	RC	Residual	0.210 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	10,200	
Total Card Land Units					1.13 AC		Parcel Total Land Area					1.13		Total Land Value			447,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1336	
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
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	484				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1336				

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

COST / MARKET VALUATION	
Net Other Adj	631,444
Replace Cost	49,280
Year Built	1984
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	537,800
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	1,264	1,264	1,264	242.30	306,272
BSM	Basement	0	1,336	267	48.42	64,695
DCK	Deck	0	420	42	24.23	10,177
FSP	Screened Porch	0	224	45	48.68	10,904
FUS	Finished Upper Story	988	988	988	242.30	239,396
Ttl Gross Liv / Lease Area		2,252	4,232	2,606		631,444



12 DUCK HILL TER

