

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
ZICKO DENNIS P & RUTH J TT ZICKO REVOCABLE TRUST 671 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			217,400	217,400			
		SUPPLEMENTAL DATA		0		Heavy		RES LAND	1010			476,100	476,100			
		Alt Prcl ID		Cyclical 6		RESIDNTL	1010	1,400	1,400							
		Scnd Home		Exemption		Total		694,900	694,900							
		Tax Class T		W												
		Tot Fin Area 1566		District												
		Total Acres 1.061		Res Exem												
		Chapter Lan		Assoc Pid#												
		GIS ID F_875023_2836284														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZICKO DENNIS P & RUTH J TT ZICKO DENNIS P		50893 0304	03-13-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
		4616 0398	01-01-2001	U	I	53,000	1	2023	1010	200,100	2022	1010	166,900			
								1010	510,300	2021	1010	324,300	1010	312,800		
								1010	900	900	1010	900	1010	900		
		Total						Total	711,300	Total	492,100	Total	480,300			
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						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			217,400				
0060									Appraised Xf (B) Value (Bldg)			0				
										Appraised Ob (B) Value (Bldg)			1,400			
										Appraised Land Value (Bldg)			476,100			
										Special Land Value			0			
										Total Appraised Parcel Value			694,900			
										Valuation Method			C			
										Total Appraised Parcel Value			694,900			
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-22-79	05-02-2022	MN	Maintenance	5,350		100	05-02-2022	PARTIAL SIDING		02-01-2023	SJT	0		00	Measure & Listed	
qpo-21-294	11-20-2021	MN	Maintenance	5,415		100	11-20-2021	NEW ROOF		08-23-2019	SJT	10		00	Measure & Listed	
81	07-08-2009	MN	Maintenance	4,000		100		RE ROOF		04-12-2013	VGS			20	Field Review	
										05-14-2008	BSB		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	0060	1.341	ABUTTING PROPERTIES ALL .		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.143 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	6,700
Total Card Land Units					1.06 AC	Parcel Total Land Area					1.06	Total Land Value			476,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.55				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1080				

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

COST / MARKET VALUATION	
Net Other Adj	302,043
Replace Cost	13,000
Year Built	315,042
Effective Year Built	1954
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	217,400
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
SHD1	Shed	L	96	21.00	1986	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	171.42	185,134
BSM	Basement	0	1,080	216	34.28	37,027
FHS	Finished Half Story	442	884	442	85.71	75,768
PTO	Patio	0	477	24	8.62	4,114
Ttl Gross Liv / Lease Area		1,522	3,521	1,762		302,043

