

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RESTIVO PATRICIA			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
JOHNSON LUTICIA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	168,900	168,900
16 OLD MEETINGHOUSE RD		SUPPLEMENTAL DATA			RES LAND	1010	471,100	471,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1250 Total Acres .921 Chapter Lan GIS ID F_876762_2835704			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	700	700
						Total		640,700	640,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RESTIVO PATRICIA		50988 222	04-10-2019	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed
BANNERMAN REGINA A		5142 0010	04-18-1985	U	I	1	1	2023	1010	181,600	2022	1010	158,800
									1010	505,600		1010	321,300
									1010	500		1010	500
						Total		687,700	Total	480,600	Total	467,600	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	168,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	471,100
Special Land Value	0
Total Appraised Parcel Value	640,700
Valuation Method	C
Total Appraised Parcel Value	640,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
2	03-03-2003	AD	Addition			100		CEDAR SHED 6X8	05-11-2020	SJD	9		12	Property Est. - No Access
									04-12-2013	VGS			20	Field Review
									01-24-2004	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	40,148 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	471,100
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			471,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1466	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			225,225
Interior Floor 2			Net Other Adj		16,100
Heat Fuel	03	Gas	Replace Cost		241,325
Heat Type	04	Forced Air-Duc	Year Built		1960
AC Type	01	None	Effective Year Built		1991
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnd		168,900
Sq Ft Fin Bsmt	160		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1466		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	48	21.00	2003	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,250	1,250	1,250	141.03	176,288
BSM	Basement	0	1,466	293	28.19	41,322
DCK	Deck	0	105	11	14.77	1,551
FSP	Screened Porch	0	216	43	28.08	6,064
Ttl Gross Liv / Lease Area		1,250	3,037	1,597		225,225

