

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PAYNOTTA KAREN B			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
NELSON DONALD			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	169,300	169,300	
142 BAYRIDGE LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	429,700	429,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 988 Total Acres .47 Chapter Lan GIS ID F_874778_2834821			Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total		599,000	599,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PAYNOTTA KAREN B		52922 236	06-17-2020	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed
COPPOLA JOSEPH JOHN		17165 0099	02-19-1999	Q	I	225,000	00	2023	1010	182,500	2022	1010	158,800
MULVEY DAVID J		13711 0002	07-24-1995	Q	I	160,000	00		1010	419,500	2021	1010	157,100
								Total	602,000	Total	520,400	Total	424,900

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
0070				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	169,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	429,700
Special Land Value	0
Total Appraised Parcel Value	599,000
Valuation Method	C
Total Appraised Parcel Value	599,000

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
2012-263	10-12-2012	RM	Remodel	3,500	06-09-2014	100		DIVIDE EXISTING BEDRM INTO	05-17-2021	SJD	9		07	Measure - Info @ Door
									09-17-2018	SJD			20	Field Review
									06-09-2014	JLF	5		07	Measure - Info @ Door
									07-30-2013	BH			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									06-24-2008	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	20,473 SF	15.11	1.00000	5	1.00	0070	1.389		1.0000	20.99	429,700
Total Card Land Units					0.47 AC	Parcel Total Land Area					0.47	Total Land Value			429,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	832	
Model	01	Residential	Bsmt Type	00	
Grade	04	Above Ave	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			236,180
Interior Floor 2			Net Other Adj		9,200
Heat Fuel	02	Oil	Replace Cost		245,380
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	4		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		69
Gas Fireplaces	0		Cns Sect Rcnd		169,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	832		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	988	988	988	165.51	163,522
BSM	Basement	0	832	166	33.02	27,474
FGR	Garage	0	624	250	66.31	41,377
PTO	Patio	0	160	8	8.28	1,324
WDK	Deck	0	152	15	16.33	2,483
Ttl Gross Liv / Lease Area		988	2,756	1,427		236,180

