

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ZAFFIRO JILL E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ZAFFIRO THOMAS J			0 Septic	0 Paved	0 Average	RESIDNTL	1010	1,092,300	1,092,300	
10 HILLSIDE LN				0 Light		RES LAND	1010	420,400	420,400	
			SUPPLEMENTAL DATA			RESIDNTL	1010	3,400	3,400	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4081 Total Acres 8.493 Chapter Lan GIS ID F_861534_2859212	Cyclical Exemption W District Res Exem Assoc Pid#	3					VISION
						Total		1,516,100	1,516,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZAFFIRO JILL E		55650 342	09-14-2021	Q	I	1,405,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MURPHY SUZANNE M		32002 0025	12-30-2005	Q	V	442,000	00	2023	1010	848,000	2022	1010	785,200	2021	1010	643,300
									1010	557,000		1010	463,600		1010	438,000
									1010	2,300		1010	2,400		1010	2,400
								Total		1,407,300	Total		1,251,200	Total		1,083,700

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)						1,092,300		
0050										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						3,400		
										Appraised Land Value (Bldg)						420,400		
										Special Land Value						0		
										Total Appraised Parcel Value						1,516,100		
										Valuation Method						C		
										Total Appraised Parcel Value						1,516,100		

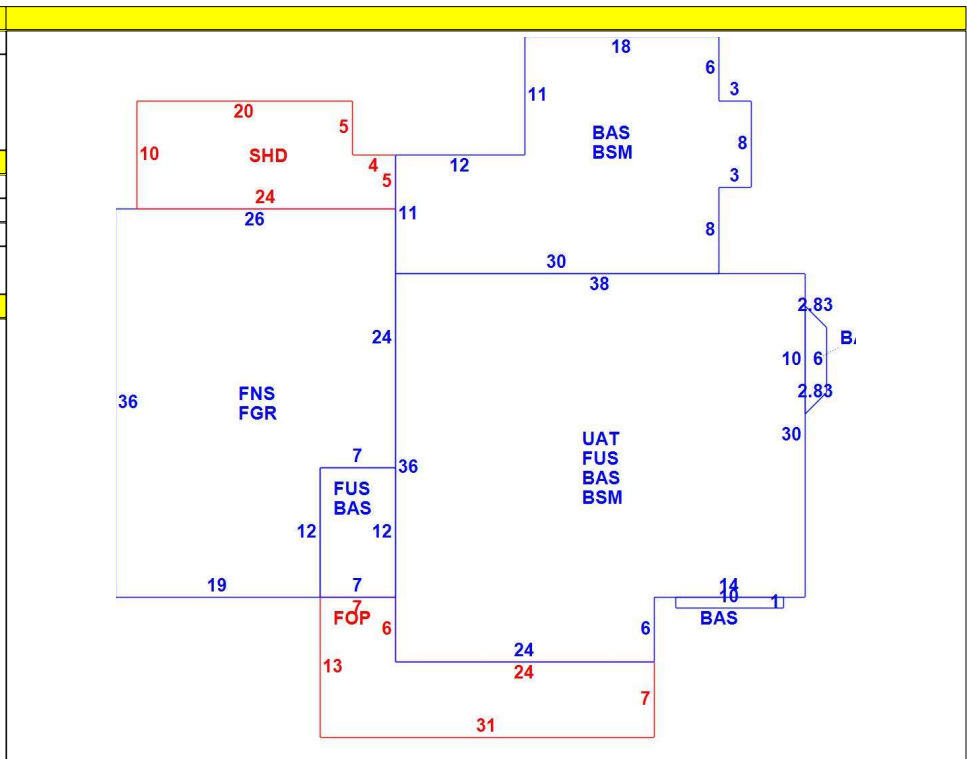
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result	
121	04-11-2006	NC	New Construct	370,000		100		4953 SQ S F DWELLING		11-10-2021	SJD	9	1	07	Measure - Info @ Door	
										04-12-2013	VGS			20	Field Review	
										05-05-2008	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	R1	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,000
1	1010	Single Family	R1	Residual	7.575	AC 35,000.00	0.26543	5	1.00	0050	1.000			1.0000		0.21	70,400
Total Card Land Units					8.49	AC	Parcel Total Land Area				8.49	Total Land Value				420,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1776	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
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	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	1284				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1776				

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

COST / MARKET VALUATION				
Net Other Adj			1,132,406	
Replace Cost			94,850	
Year Built			1,227,256	
Effective Year Built			2007	
Depreciation Code			2010	
Remodel Rating			A	
Year Remodeled				
Depreciation %			11	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			89	
Cns Sect Rcnd			1,092,300	
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	192	21.00	2010	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,946	1,946	1,946	222.13	432,260
BSM	Basement	0	1,836	367	44.40	81,521
FGR	Garage	0	852	341	88.90	75,745
FNS	Finished 90% Story	767	852	767	199.97	170,372
FOP	Open Porch	0	259	39	33.45	8,663
FUS	Finished Upper Story	1,368	1,368	1,368	222.13	303,870
SHD	Attached Shed	0	220	77	77.74	17,104
UAT	Unfinished Attic	0	1,284	193	33.39	42,871
Ttl Gross Liv / Lease Area		4,081	8,617	5,098		1,132,406

