

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RONZITTI CLAUDIO A JR			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
RONZITTI MARY BETH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	153,600	153,600
15 PRISCILLA LN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	875,300	875,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 906 Total Acres .18 Chapter Lan GIS ID F_880872_2829150			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,600	1,600
						Total		1,030,500	1,030,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RONZITTI CLAUDIO A JR		38003 0176	12-07-2009	Q	I	488,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	164,900	2022	1010	155,600
									1010	961,600		1010	866,300
								Total		1,126,500	Total		1,021,900
								Total			Total		699,600

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				
									<b>APPRAISED VALUE SUMMARY</b>				
									Appraised Bldg. Value (Card) 153,600				
									Appraised Xf (B) Value (Bldg) 0				
									Appraised Ob (B) Value (Bldg) 1,600				
									Appraised Land Value (Bldg) 875,300				
									Special Land Value 0				
									Total Appraised Parcel Value 1,030,500				
									Valuation Method C				
									Total Appraised Parcel Value 1,030,500				

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
120	09-22-2009	MN	Maintenance	5,000		100		STRIP REROOF		02-04-2022	SJD	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										06-04-2009	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	7,841 SF	31.72	1.00000	5	1.00	0100	3.519			1.0000	111.63 875,300
Total Card Land Units					0.18 AC	Parcel Total Land Area					0.18	Total Land Value			875,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	906	
Model	01	Residential	Bsmt Type	04	Full
Grade	03	Average	Unfin Area		
Stories	1				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	390				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	906				

**CONDO DATA**

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

**COST / MARKET VALUATION**

Net Other Adj	200,112
Replace Cost	19,350
Year Built	1961
Effective Year Built	1991
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnld	153,600
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	140	21.00	2015	F	55	C	1.00	1,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	906	906	906	151.83	137,558
BSM	Basement	0	906	181	30.33	27,481
FEP	Finished Enclosed Porch	0	224	134	90.83	20,345
FGR	Garage	0	242	97	60.86	14,728
Ttl Gross Liv / Lease Area		906	2,278	1,318		200,112

