

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RICCIARDI WILLIAM J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
RICCIARDI KERIN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	186,800	186,800
204 KEENE ST		SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1152 Total Acres .92 Chapter Lan GIS ID F_856834_2847880			Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total		537,500
								537,500	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RICCIARDI WILLIAM J		53285 330	08-20-2020	Q	I	490,000	00	Year	Code	Assessed	Year	Code	Assessed
FISET JAMES A		7817 0275	06-26-1987	Q	I	168,000	00	2023	1010	200,700	2022	1010	175,700
									1010	364,700		1010	300,600
								Total		565,400	Total		476,300
											Total		423,500

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)	186,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	537,500
Valuation Method	C
Total Appraised Parcel Value	537,500

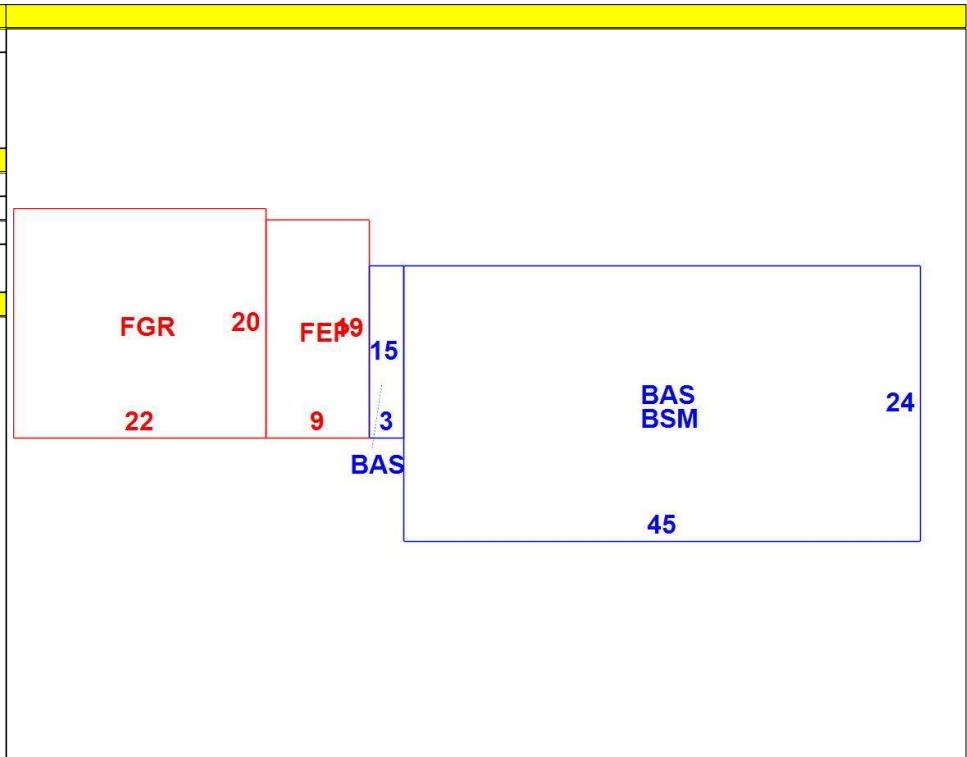
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
QPO-23-10	04-27-2023	MN	Maintenance	3,900		100	04-27-2023	AIR SEALING, DENSE PACK C		03-18-2021	SJD	9	1	07	Measure - Info @ Door
70	05-12-2010	MN	Maintenance	3,500		100		12 WINDOWS, 4 DOORS		04-12-2013	VGS			20	Field Review
										09-12-2007	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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		232,372
Interior Floor 2			Replace Cost		252,473
Heat Fuel	02	Oil	Year Built		1956
Heat Type	04	Forced Air-Duc	Effective Year Built		1995
AC Type	06	Partial	Depreciation Code		G
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		74
Extra Openings	0		Cns Sect Rcnld		186,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	504		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1080		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	1,125	1,125	1,125	143.44	161,370	
BSM	Basement	0	1,080	216	28.69	30,983	
FEP	Finished Enclosed Porch	0	171	103	86.40	14,774	
FGR	Garage	0	440	176	57.38	25,245	
Ttl Gross Liv / Lease Area		1,125	2,816	1,620		232,372	

