

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
ZACCAGNINI LINDA TT		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
LZ SIBLINGS TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			69,400	69,400			
26 MEADOWVIEW RD				0	Light			RES LAND	1010			585,500	585,500			
SUPPLEMENTAL DATA								RESIDNTL	1010	1,100	1,100					
WAYLAND MA 01778			Alt Prcl ID Scnd Home 500060 Tax Class T Tot Fin Area 1061 Total Acres .2 Chapter Lan		Cyclical Exemption W District Res Exem	8		Total		656,000	656,000					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ZACCAGNINI LINDA TT	46046	0270	09-16-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
ZACCAGNINI LINDA	29184	0349	10-01-2004	U	I	1	1A	2023	1010	74,800	2022	1010	65,100			
ZACCAGNINI THERESA	27228	0345	12-16-2003	U	I	1	1F		1010	463,100		1010	389,100			
									1010	800		1010	800			
		Total						Total	538,700	Total	455,000	Total	398,200			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									APPRAISED VALUE SUMMARY							
		Total	0.00					Appraised Bldg. Value (Card)				69,400				
								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				1,100				
								Appraised Land Value (Bldg)				585,500				
								Special Land Value				0				
								Total Appraised Parcel Value				656,000				
								Valuation Method				C				
								Total Appraised Parcel Value				656,000				
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		
									03-19-2018	JLF	10		01	Measure - No Entry		
									04-12-2013	VGS			20	Field Review		
									02-09-2001	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	8,712 SF	29.35	1.00000	5	1.00	0120	2.096		V115,ES95	1.0925	67.21	
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			585,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	02	Below Average	Unfin Area	0.00	Crawl
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			126,065
Interior Floor 2	06	Linoleum	Net Other Adj		4,930
Heat Fuel	00	None	Replace Cost		130,995
Heat Type	01	None	Year Built		1950
AC Type	01	None	Effective Year Built		1979
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		42
Total Rooms	5		Functional Obsol		5
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		53
Gas Fireplaces	0		Cns Sect Rcnld		69,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	1980	A	70	C	1.00	700
SHD1	Shed	L	30	21.00	1980	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,061	1,061	1,061	112.16	118,999
FEP	Finished Enclosed Porch	0	96	58	67.76	6,505
FOP	Open Porch	0	30	5	18.69	561
Ttl Gross Liv / Lease Area		1,061	1,187	1,124		126,065

