

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PAULING CATHERINE LYNCH  201 PINE ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	346,200	346,200	
				0	Medium			RES LAND	1010	371,900	371,900	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	35,900	35,900			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1924 Total Acres 3.718 Chapter Lan  GIS ID F_855890_2835435				Cyclical 2 Exemption W District Res Exem  Assoc Pid#		Total		754,000	754,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PAULING CATHERINE LYNCH		14874	0335	12-27-1996	Q	I	225,000	00	Year	Code	Assessed	Year	Code	Assessed	
BOSTON PRIVATE BANK & TRUST CO		14410	0136	06-03-1996	Q	I	200,000	00	2023	1010	260,900	2022	1010	238,700	
										1010	403,100		1010	335,200	
										1010	21,200		1010	21,200	
		Total						685,200		Total		595,100		Total 516,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

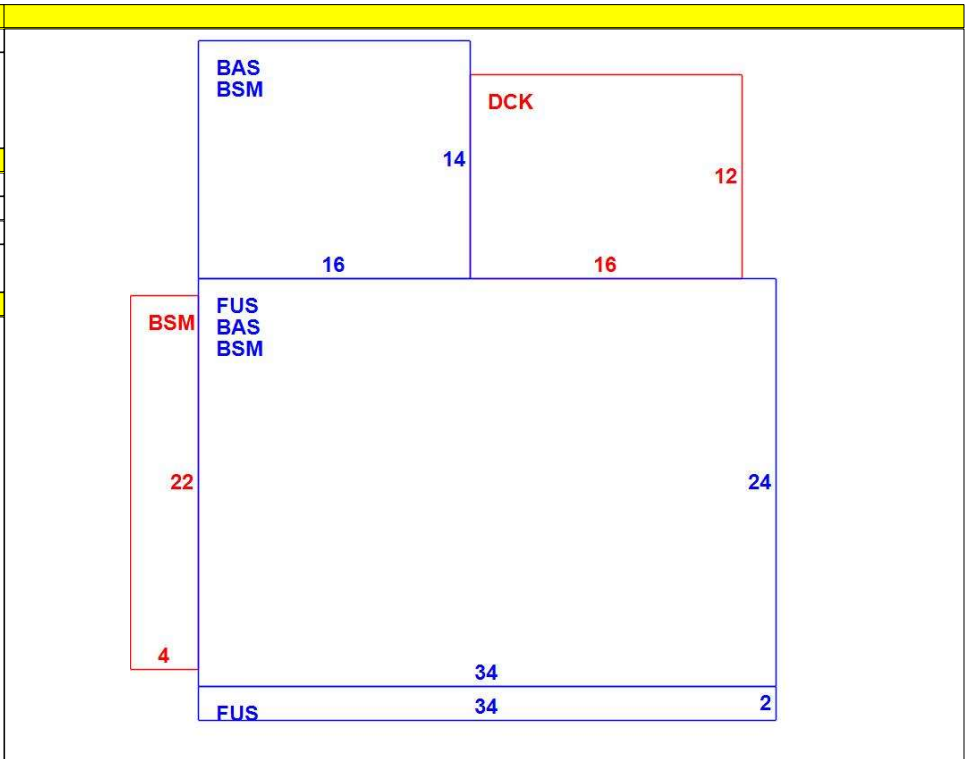
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								346,200	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								35,900	
Appraised Land Value (Bldg)								371,900	
Special Land Value								0	
Total Appraised Parcel Value								754,000	
Valuation Method								C	
Total Appraised Parcel Value								754,000	

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
										01-09-2023	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										10-30-2007	K/B		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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	2.000	AC 35,000.00	0.60000	5	0.90	0050	1.000			1.0000	0.43	37,800
1	1010	Single Family	WP	Undevelop	0.805	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	1,600
Total Card Land Units					3.72	AC	Parcel Total Land Area					3.72	Total Land Value			371,900

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1128	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			445,767
Interior Floor 2			Net Other Adj		28,438
Heat Fuel	02	Oil	Replace Cost		474,204
Heat Type	05	Hot Water	Year Built		1977
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	1		Cns Sect Rcnld		346,200
Sq Ft Fin Bsmt	231		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1128		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
SPL1	Ing Pool - Ave	L	720	64.00	1984	A	70	C	1.00	32,300
SHD1	Shed	L	8	21.00	1984	A	70	C	1.00	100
SHD1	Shed	L	96	21.00	1984	A	70	C	1.00	1,400
PTO	Patio	L	200	15.00	1984	A	70	C	1.00	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	205.52	213,738
BSM	Basement	0	1,128	226	41.18	46,447
DCK	Deck	0	192	19	20.34	3,905
FUS	Finished Upper Story	884	884	884	205.52	181,677
Ttl Gross Liv / Lease Area		1,924	3,244	2,169		445,767

