

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
LYNCH ROSEMARY  280 TEMPLE ST  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	309,400	309,400						
				0	Medium			RES LAND	1010	352,100	352,100						
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	65,900	48,000				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1638 Total Acres .978 Chapter Lan GIS ID F_869254_2850111				Cyclical 3 Exemption W District Res Exem Assoc Pid#				Total		727,400	709,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
LYNCH ROSEMARY		54181	205	01-12-2021		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	
LYNCH WILLIAM E		18763	0174	08-04-2000		Q	I	295,000		00	2023	1010	255,000	2022	1010	237,700	
SCHWARTZ MICHAEL J		16470	0210	08-03-1998		Q	I	244,000		00		1010	366,200		1010	301,800	
BENNETT BRUCE A & PATRICIA A TRS		13657	0350	06-28-1995		U	I	1		1F		1010	21,500		1010	21,500	
Total												642,700	Total		561,000	Total	497,900
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												<b>APPRAISED VALUE SUMMARY</b>					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				309,400			
0050												Appraised Xf (B) Value (Bldg)				0	
										Appraised Ob (B) Value (Bldg)				65,900			
										Appraised Land Value (Bldg)				352,100			
										Special Land Value				0			
										Total Appraised Parcel Value				727,400			
										Valuation Method				C			
										Total Appraised Parcel Value				727,400			
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		
BPO-21-491	11-30-2021	SP	Solar Panels	28,000		100	01-24-2022	17 PANELS		04-12-2013	VGS			20	Field Review		
20000479	12-05-2000	NC	New Construct	12,000	10-01-2002	100		ING PV NO HEAT		09-13-2007	BSB			01	Measure - No Entry		
20000339	09-05-2000	MN	Maintenance	2,500		100		REROOF									
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			1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.060	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	2,100
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value			352,100	

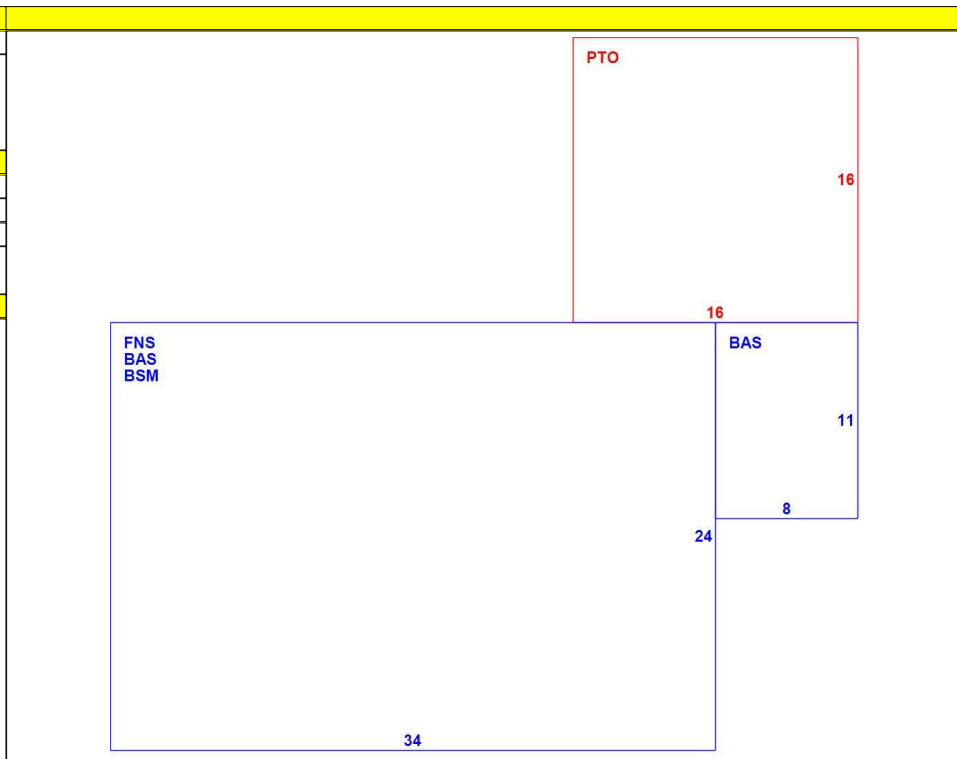
CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	00	Gambrel			Bsmt Area	816			
Model	01	Residential			Bsmt Type	04			
Grade	05	Ave/Good			Unfin Area	0.00	Full		
Stories	1.9								
Occupancy	1				<b>CONDO DATA</b>				
Exterior Wall 1	14	Wood Shingle			Parcel Id		C		Own
Exterior Wall 2							B		S
Roof Structure	07	Gambrel			Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt			Condo Flr				
Interior Wall 1	05	Drywall			Condo Unit				
Interior Wall 2					<b>COST / MARKET VALUATION</b>				
Interior Floor 1	12	Hardwood						394,597	
Interior Floor 2					Net Other Adj			12,480	
Heat Fuel	02	Oil			Replace Cost			407,078	
Heat Type	04	Forced Air-Duc			Year Built			1974	
AC Type	03	Central			Effective Year Built			1997	
Bedrooms	3				Depreciation Code			G	
Full Baths	1				Remodel Rating				
Half Baths	0				Year Remodeled				
Extra Fixtures	2				Depreciation %			24	
Total Rooms	6				Functional Obsol				
Bath Style	02	Average			External Obsol				
Kitchen Style	02	Average			Trend Factor			1.000	
Extra Kitchens	0				Condition				
Fireplaces	1				Condition %				
Extra Openings	0				Percent Good			76	
Gas Fireplaces	0				Cns Sect Rcnd			309,400	
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	816				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	512	64.00	2000	A	70	B	1.50	34,400
PTO	Patio	L	250	15.00	2000	A	70	C	1.00	2,600
HTB	Hot Tub	L	1	10500.00	2000	A	70	B	1.50	11,000
SLR	Solar Panels	L	17	1050.00	2021	A	70	C	1.00	17,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	904	904	904	217.53	196,646
BSM	Basement	0	816	163	43.45	35,457
FNS	Finished 90% Story	734	816	734	195.67	159,666
PTO	Patio	0	256	13	11.05	2,828
Ttl Gross Liv / Lease Area		1,638	2,792	1,814		394,597



280 TEMPLE ST

