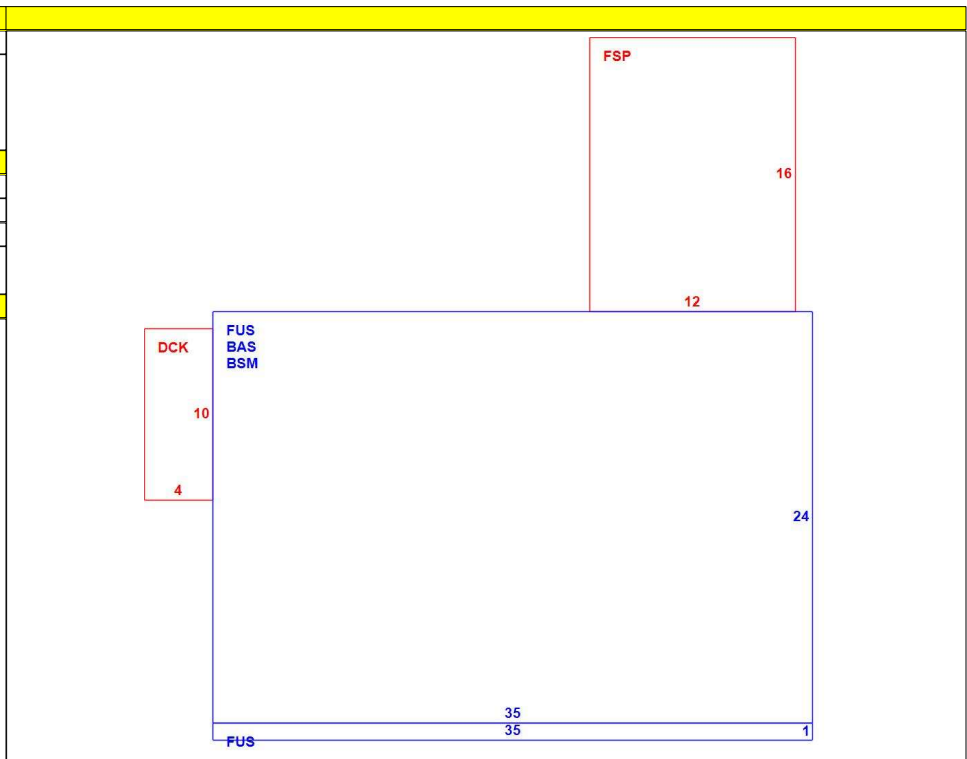


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
PROPHETT RYAN E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed						
PROPHETT KATA K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	238,300	238,300						
473 LINCOLN ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	357,300	357,300						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1715 Total Acres 1.126 Chapter Lan GIS ID F_867890_2849274			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	16,000	16,000						
						Total		611,600	611,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PROPHETT RYAN E		36376 0137	09-22-2008	Q	I	378,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	181,700	2022	1010	166,300		
									1010	371,600		1010	306,300		
									1010	12,300		1010	12,300		
						Total		565,600	Total	484,900	Total	418,400			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									04-12-2013	VGS			20	Field Review	
									06-13-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.208 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,300
Total Card Land Units					1.13 AC	Parcel Total Land Area					1.13	Total Land Value			357,300

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	03	Colonial			Bsmt Area	840			
Model	01	Residential			Bsmt Type	04			
Grade	03	Average			Unfin Area	0.00	Full		
Stories	2				CONDO DATA				
Occupancy	1				Parcel Id		C		Own
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			COST / MARKET VALUATION				
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2					Net Other Adj		316,971		
Heat Fuel	04	Electric			Replace Cost		18,650		
Heat Type	07	Radiant-Elec.			Year Built		335,621		
AC Type	01	None			Effective Year Built		1968		
Bedrooms	4				Depreciation Code		1992		
Full Baths	1				Remodel Rating		A		
Half Baths	1				Year Remodeled				
Extra Fixtures	0				Depreciation %		29		
Total Rooms	7				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		71		
Gas Fireplaces	0				Cns Sect Rcnd		238,300		
Sq Ft Fin Bsmt	326				Dep % Ovr				
FBM Quality	03	Average			Dep Ovr Comment				
Foundation	06	Poured Conc			Misc Imp Ovr				
Bsmt Garage	0				Misc Imp Ovr Comment				
Bsmt Area	840				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
FGR1	Garage - 1 Sto	L	440	52.00	1980	A	70	C	1.00	16,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	840	840	840	164.66	138,314	
BSM	Basement	0	840	168	32.93	27,663	
DCK	Deck	0	40	4	16.47	659	
FSP	Screened Porch	0	192	38	32.59	6,257	
FUS	Finished Upper Story	875	875	875	164.66	144,078	
Ttl Gross Liv / Lease Area		1,715	2,787	1,925		316,971	



473 LINCOLN ST