

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LYONS ROBERT J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
LYONS NANCY LYNN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	389,900	389,900
22 PLANTATION DR		SUPPLEMENTAL DATA			RES LAND	1010	469,900	469,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1938 Total Acres .923 Chapter Lan GIS ID F_864315_2846512			Cyclical Exemption W District Res Exem Assoc Pid#		Total		859,800
							859,800		859,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LYONS ROBERT J		4303 0188	08-04-1977	U	I	59,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	294,900	2022	1010	269,200
									1010	504,300		1010	320,700
								Total		799,200	Total		589,900
								Total			Total		552,300

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

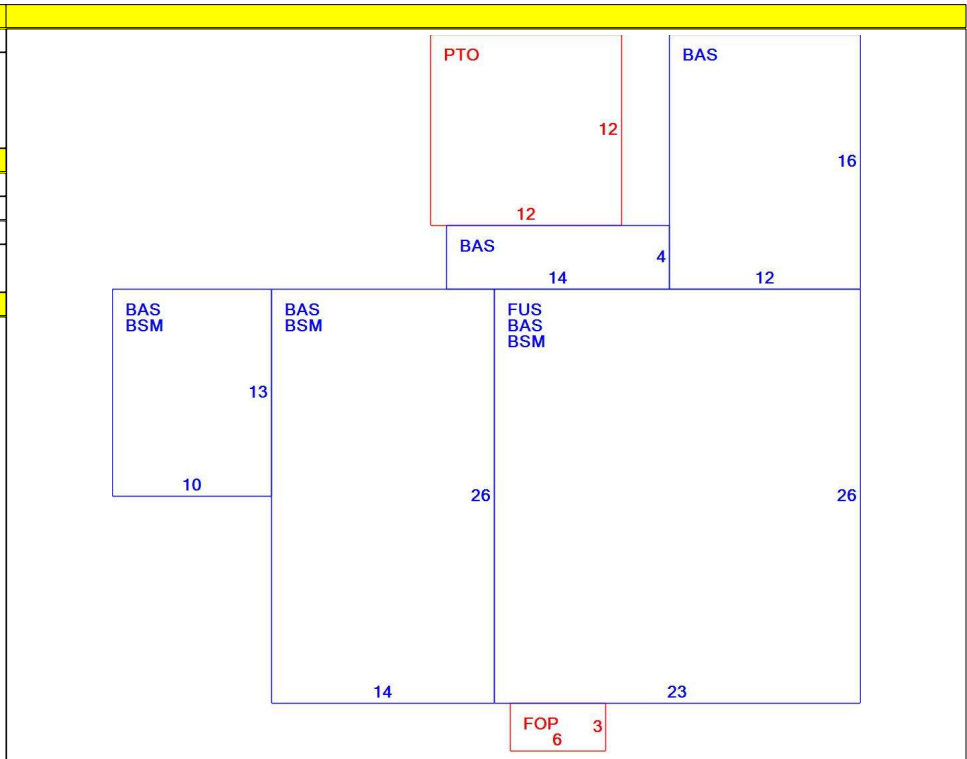
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			389,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			469,900
Special Land Value			0
Total Appraised Parcel Value			859,800
Valuation Method			C
Total Appraised Parcel Value			859,800

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
434	12-04-2006	MS	Miscellaneous	6,000	07-03-2007	100		4X14 WINDOW BUMPOUT	09-12-2018	SJD	6		20	Field Review
13440	10-04-1994	MN	Maintenance	2,500		100		STRIP & REROOF HS	04-12-2013	VGS			20	Field Review
									07-03-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.005 AC	35,000.00	1.96078	5	1.00	0060	1.341		1.0000	2.25	500
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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			496,640
Interior Floor 2			Net Other Adj		16,385
Heat Fuel	02	Oil	Replace Cost		513,024
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		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 Rcnld		389,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1092		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,340	1,340	1,340	229.29	307,247	
BSM	Basement	0	1,092	218	45.77	49,985	
FOP	Open Porch	0	18	3	38.21	688	
FUS	Finished Upper Story	598	598	598	229.29	137,115	
PTO	Patio	0	144	7	11.15	1,605	
Ttl Gross Liv / Lease Area		1,938	3,192	2,166		496,640	



22 PLANTATION DR

