

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
KAY ANN D TT LINCOLN ST REALTY TRUST 230 LINCOLN ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	232,000	232,000
		SUPPLEMENTAL DATA		Cyclical Exemption W		4		RES LAND	1010	311,200	311,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1660 Total Acres 1.308 Chapter Lan GIS ID F_867035_2845303		District Res Exem Assoc Pid#				RESIDNTL	1010	37,400	37,400
								Total		580,600	580,600

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KAY ANN D TT		18463 0139	04-26-2000	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	192,000	2022	1010	177,600
									1010	323,600		1010	266,700
									1010	27,200		1010	20,900
								Total		542,800	Total		465,200
								Total			Total		410,900

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

This signature acknowledges a visit by a Data Collector or Assessor

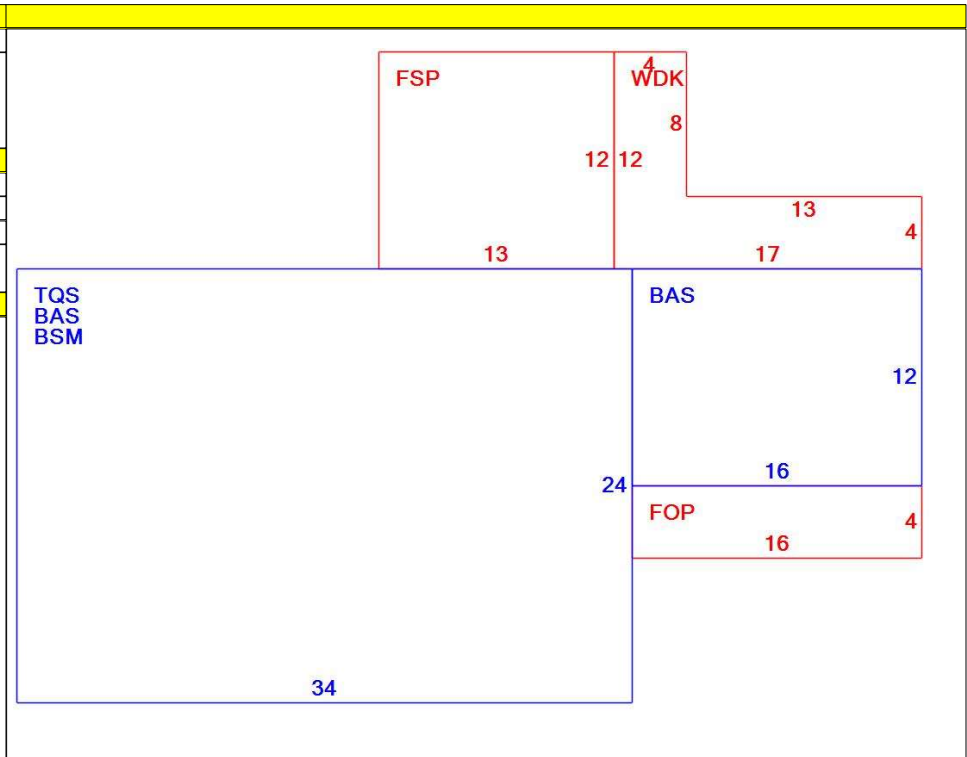
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	232,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	37,400
Appraised Land Value (Bldg)	311,200
Special Land Value	0
Total Appraised Parcel Value	580,600
Valuation Method	C
Total Appraised Parcel Value	580,600

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
164	11-27-2012	MN	Maintenance	7,300	07-23-2013	100		STRIP & REROOF	11-24-2021	SJT	10		00	Measure & Listed
100	05-03-2012	NC		68,000	07-23-2013	100		24X26 DETACHED GARAGE	03-14-2014	JLF	0	1	00	Measure & Listed
368	11-14-2007	NC	New Construct	35,000		100		12X16 KIT,3X16FPORCH	07-23-2013	BH			01	Measure - No Entry
247	06-21-2002	AD	Addition	4,500	03-14-2003	100		12x14 SCREEN PORCH	04-12-2013	VGS			20	Field Review
20010012	08-27-2001	NC	New Construct		09-21-2002	100		ZP/REP 8X10 SHED	06-18-2012	KP	5	7	05	Measure - Under Construct
									06-30-2009	KP		4	01	Measure - No Entry

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		TN85	0.8500	297,500
1	1010	Single Family	RC	Residual	0.390 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0074	0.81	13,700
Total Card Land Units					1.31	AC	Parcel Total Land Area					1.31	Total Land Value		311,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	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	07	Gambrel	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			304,756
Interior Floor 2	12	Hardwood	Net Other Adj		13,000
Heat Fuel	02	Oil	Replace Cost		317,756
Heat Type	05	Hot Water	Year Built		1984
AC Type	03	Central	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
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		73
Gas Fireplaces	0		Cns Sect Rcnld		232,000
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
SHD1	Shed	L	80	21.00	2000	A	70	C	1.00	1,200
FGR2	Garage - 1 St	L	624	63.00	2012	A	70	C	1.00	27,500
GNR	GENERATOR	L	1	12400.00	2019	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	166.17	167,499
BSM	Basement	0	816	163	33.19	27,086
FOP	Open Porch	0	64	10	25.96	1,662
FSP	Screened Porch	0	156	31	33.02	5,151
TQS	Three Quarter Story	612	816	612	124.63	101,696
WDK	Deck	0	100	10	16.62	1,662
Ttl Gross Liv / Lease Area		1,620	2,960	1,834		304,756

