

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRADY DANA J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
GRADY JILL			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	334,000	334,000
66 LINCOLN ST				0 Heavy		RES LAND	1010	356,400	356,400
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			4				
	Scnd Home	District Res Exem							
	Tax Class T	Assoc Pid#							
	Tot Fin Area 1660								
	Total Acres 2.838								
	Chapter Lan								
	GIS ID F_867466_2843442								
						Total		690,400	690,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRADY DANA J		12413 0086	11-22-1993	Q	I	191,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	252,900	2022	1010	230,900
									1010	387,400		1010	322,100
								Total		640,300	Total		553,000
								Total			Total		476,900

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 334,000			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 0			
									Appraised Land Value (Bldg) 356,400			
									Special Land Value 0			
									Total Appraised Parcel Value 690,400			
									Valuation Method C			
									Total Appraised Parcel Value 690,400			

ASSESSING NEIGHBORHOOD		Tracing		Batch	
Nbhd	Nbhd Name	B			
0050					

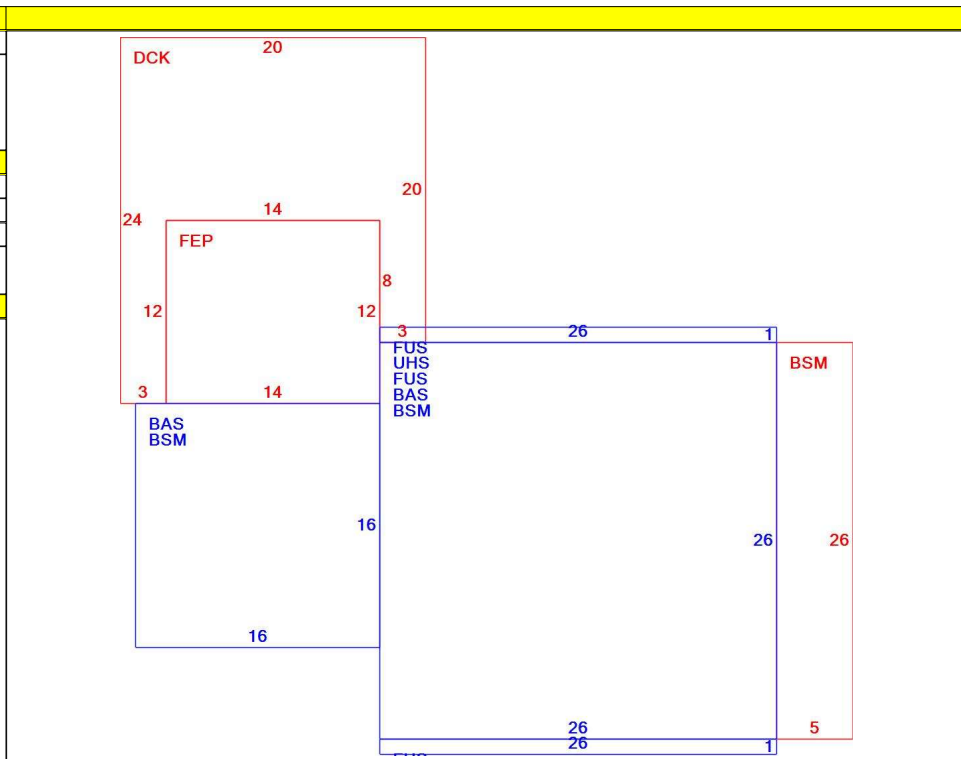
NOTES									

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
290	06-21-2004	MN	Maintenance	9,000		100		REPLACE DECK		04-12-2013	VGS			20	Field Review
19990173	03-05-1999	RM	Remodel	12,000		100		VINYL SIDING		07-07-2005	KP		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	HIGHWAY RTE 3 TO REAR OF		TN90	0.9000	8.75	315,000
1	1010	Single Family	RC	Residual	1.920 AC	35,000.00	0.61666	5	1.00	0050	1.000	HIGHWAY			1.0000	0.50	41,400
Total Card Land Units					2.84 AC	Parcel Total Land Area					2.84	Total Land Value					356,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1062	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	338.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			441,865
Interior Floor 2			Net Other Adj		15,730
Heat Fuel	02	Oil	Replace Cost		457,595
Heat Type	05	Hot Water	Year Built		1978
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		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		334,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1062		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	932	932	932	203.44	189,603
BSM	Basement	0	1,062	212	40.61	43,129
DCK	Deck	0	300	30	20.34	6,103
FEP	Finished Enclosed Porch	0	168	101	122.30	20,547
FUS	Finished Upper Story	728	728	728	203.44	148,102
UHS	Unfinished Half Story	0	676	169	50.86	34,381
Ttl Gross Liv / Lease Area		1,660	3,866	2,172		441,865



66 LINCOLN ST

