

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LYONS NANCY COADY			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
LYONS TIMOTHY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	287,400	287,400
336 CHANDLER ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	350,700	350,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1588 Total Acres .92 Chapter Lan GIS ID F_863358_2842394			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	25,500	25,500
							Total	663,600	663,600

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LYONS NANCY COADY		27937 0005	04-12-2004	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
LYONS NANCY COADY		18855 0239	09-06-2000	Q	I	339,000	00	2023	1010	285,800	2022	1010	234,100
FORLIZZI JR NICHOLAS M		14013 0002	12-08-1995	Q	I	180,000	00		1010	364,700		1010	300,600
									1010	14,300		1010	16,900
							Total	664,800	Total	551,600	Total	472,000	

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) 287,400				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 25,500				
								Appraised Land Value (Bldg) 350,700				
								Special Land Value 0				
								Total Appraised Parcel Value 663,600				
								Valuation Method C				
								Total Appraised Parcel Value 663,600				

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
QP-19-304	12-02-2019	MN		3,609		100		1 DOOR	12-02-2021	SJT	10		01	Measure - No Entry
27	04-03-2009	MN	Maintenance	925		100		1 ANDERSON RL WINDOW	04-12-2013	VGS			20	Field Review
6	01-21-2009	MN	Maintenance	1,805		100		REPLACE 1 DOOR	09-25-2007	BSB		1	00	Measure & Listed
123	09-30-2008	MN	Maintenance	7,189		100		4 ANDERSON WINDOWS						
13988	04-05-1996	NC	New Construct	9,000	08-06-1997	100		16X32 VYL ING POOL						

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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	16	Stucco On Wood			B S
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			371,827
Interior Floor 2			Net Other Adj		33,020
Heat Fuel	03	Gas	Replace Cost		404,847
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		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 Rcnld		287,400
Sq Ft Fin Bsmt	432		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1200		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	1997	A	70	C	1.00	22,900
SHD1	Shed	L	48	21.00	1997	A	70	C	1.00	700
PTO	Patio	L	144	15.00	1997	A	70	C	1.00	1,500
SHD1	Shed	L	35	21.00	2010	F	55	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,588	1,588	1,588	200.12	317,794
BSM	Basement	0	1,200	240	40.02	48,029
DCK	Deck	0	299	30	20.08	6,004
Ttl Gross Liv / Lease Area		1,588	3,087	1,858		371,827

