

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LYNCH PAUL F & LYNCH DENISE TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
45 OLD FARM RD REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	345,200	345,200	
45 OLD FARM RD				0 Light		RES LAND	1010	351,900	351,900	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	8,700	8,700	
Alt Prcl ID		Cyclical 2								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1976		District								
Total Acres .973		Res Exem								
Chapter Lan		Assoc Pid#								
GIS ID F_860917_2834352					Total		705,800	705,800		

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LYNCH PAUL F & LYNCH DENISE TT		50740 0045	01-22-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
LYNCH PAUL F		17745 0041	08-06-1999	Q	I	265,000	00	2023	1010	253,900	2022	1010	231,900			
									1010	365,800		1010	301,500			
									1010	6,300			2021	1010	209,400	
														1010	252,000	
								Total		626,000	Total		533,400	Total		461,400

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)	345,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	351,900
Special Land Value	0
Total Appraised Parcel Value	705,800
Valuation Method	C
Total Appraised Parcel Value	705,800

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
QPO23-179	06-20-2023	MN	Maintenance	2,000		100		Air Sealing	11-10-2022	SJT	10		12	Property Est. - No Access
2013-174	09-19-2013	MN	Maintenance	31,400		100		VINYL SIDING REPL 22 WINDO	04-12-2013	VGS			20	Field Review
20000276	07-10-2000	RM	Remodel	5,400		100		REPLACEMENT DECK	12-03-2007	BSB			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			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.055 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.79	1,900
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			351,900	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1118		
Model	01	Residential		Bsmt Type	04		
Grade	05	Ave/Good		Unfin Area	0.00	Full	
Stories	2						
Occupancy	1			<b>CONDO DATA</b>			
Exterior Wall 1	25	Vinyl Siding		Parcel Id		C	Ownr
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				<b>COST / MARKET VALUATION</b>			
Interior Floor 1	12	Hardwood					470,416
Interior Floor 2				Net Other Adj			15,730
Heat Fuel	03	Gas		Replace Cost			486,144
Heat Type	04	Forced Air-Duc		Year Built			1971
AC Type	03	Central		Effective Year Built			1992
Bedrooms	4			Depreciation Code			A
Full Baths	1			Remodel Rating			
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 Rcnld			345,200
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	1118			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
GNR	GENERATOR	L	1	12400.00	2021	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	988	988	988	210.29	207,765
BSM	Basement	0	1,118	224	42.13	47,105
DCK	Deck	0	370	37	21.03	7,781
FUS	Finished Upper Story	988	988	988	210.29	207,765
Ttl Gross Liv / Lease Area		1,976	3,464	2,237		470,416

