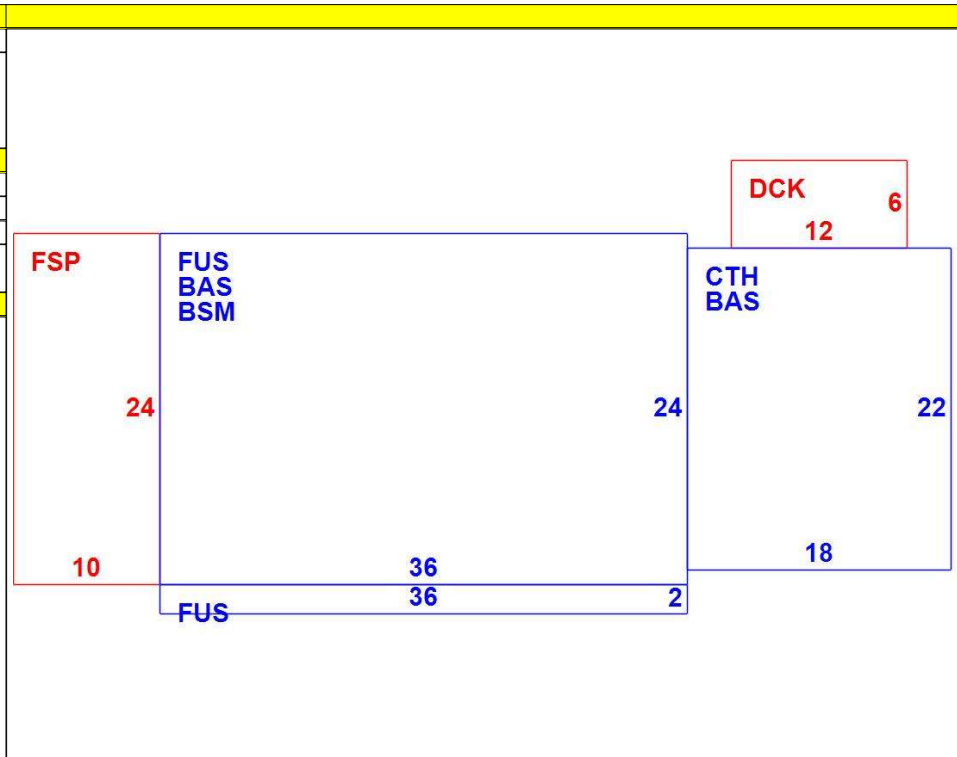


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
LYONS KATHERINE AND LYONS MAT				0 Water 0 No Sewer		0 Cul-De-Sac 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed							
27 TROUT FARM RD										RESIDENTL	1010	395,600	395,600	VISION						
DUXBURY MA 02332										RES LAND	1010	353,500	353,500							
SUPPLEMENTAL DATA																				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2196 Total Acres 1.018 Chapter Lan GIS ID F_864288_2835334				Cyclical 2 Exemption W District Res Exem Assoc Pid#																
										Total		749,100	749,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
LYONS KATHERINE AND LYONS MATTH				53070	325	07-14-2020		Q	I	560,000		00	Year	Code	Assessed	Year	Code	Assessed		
MURPHY JUDITH A				53070	323	07-14-2020		U	I	1 1A		2023	1010	299,500	2022	1010	273,500	2021	1010	244,400
MURPHY PETER R				53070	321	07-14-2020		U	I	1 1A			1010	367,600		1010	303,000		1010	252,500
MURPHY JUDITH A (L/E)				27456	0313	01-28-2004		U	I	100 1F										
MURPHY PAUL E (L/E)				24404	0292	03-06-2003		U	I	100 1F										
										Total		667,100	Total	576,500	Total	496,900				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
				Total	0.00															
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch				Appraised Bldg. Value (Card)		395,600						
0050												Appraised Xf (B) Value (Bldg)		0						
												Appraised Ob (B) Value (Bldg)		0						
												Appraised Land Value (Bldg)		353,500						
												Special Land Value		0						
												Total Appraised Parcel Value		749,100						
												Valuation Method		C						
												Total Appraised Parcel Value		749,100						
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			
98	08-20-2007	MN	Maintenance	2,900		100		REROOF				03-03-2021	SJD	9	1	01	Measure - No Entry			
												04-12-2013	VGS			20	Field Review			
												01-26-2008	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	0050	1.000				1.0000	8.75	350,000			
1	1010	Single Family	RC	Residual	0.100 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	3,500			
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value					353,500			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	03	Colonial	Bsmt Area	864				
Model	01	Residential	Bsmt Type	04				
Grade	05	Ave/Good	Unfin Area	0.00	Full			
Stories	2							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own		
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			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				502,614		
Interior Floor 2			Net Other Adj			17,940		
Heat Fuel	02	Oil	Replace Cost			520,554		
Heat Type	05	Hot Water	Year Built			1970		
AC Type	03	Central	Effective Year Built			1997		
Bedrooms	4		Depreciation Code			G		
Full Baths	1		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	1		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	1		Percent Good			76		
Gas Fireplaces	0		Cns Sect Rcnd			395,600		
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	864		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	1,260	1,260	1,260	203.98	257,019	
BSM	Basement	0	864	173	40.84	35,289	
CTH	Cathedral Ceiling	0	396	40	20.60	8,159	
DCK	Deck	0	72	7	19.83	1,428	
FSP	Screened Porch	0	240	48	40.80	9,791	
FUS	Finished Upper Story	936	936	936	203.98	190,928	
Ttl Gross Liv / Lease Area		2,196	3,768	2,464		502,614	

