

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LYONS MICHAEL & ELIZABETH 37 STAGECOACH RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	409,300	409,300
				0	Medium			RES LAND	1010	350,400	350,400
SUPPLEMENTAL DATA								RESIDNTL	1010	1,800	1,800
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2367 Total Acres .922 Chapter Lan				Cyclical 2 Exemption W District Res Exem							
GIS ID F_865799_2834694				Assoc Pid#							
						Total		761,500		761,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LYONS MICHAEL J & ELIZABETH W TT		57586 96	01-10-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LYONS MICHAEL & ELIZABETH		57026 42	07-14-2022	Q	I	765,000	00	2023	1010	299,100	2022	1010	248,900	2021	1010	247,600
HIRST WARREN B TT		40757 0273	12-20-2011	U	I	100	1A		1010	504,700		1010	320,700		1010	309,300
									1010	1,000		1010	1,000		1010	1,000
						Total		804,800		Total		570,600		Total		557,900

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)	409,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	761,500
Valuation Method	C
Total Appraised Parcel Value	761,500

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
QPO-22-31	12-07-2022	MN	Maintenance	5,000		100	12-07-2022	INSULATION	11-30-2022	SJD	9	1	01	Measure - No Entry
2013-148	08-14-2013	MN	Maintenance	7,690		100		STRIP & REROOF	11-03-2020	SJT	10		20	Field Review
91	04-29-2010	AD	Addition	35,000		100		3 SEASONRM,ADD20'DK	04-12-2013	VGS			20	Field Review
11412	10-30-1989	AD	Addition	4,000	04-04-1990	100			10-03-2002	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		1.0000	8.75	350,000
1	1010	Single Family		Residual	0.005	AC 35,000.00	2.12765	5	1.00	0050	1.000		1.0000	1.95	400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value		350,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	04	Cape Cod	Bsmt Area	1176				
Model	01	Residential	Bsmt Type	04				
Grade	05	Ave/Good	Unfin Area	0.00	Full			
Stories	1.75							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne		
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			521,646			
Interior Floor 2			Net Other Adj		16,900			
Heat Fuel	03	Gas	Replace Cost		538,547			
Heat Type	05	Hot Water	Year Built		1968			
AC Type	01	None	Effective Year Built		1997			
Bedrooms	3		Depreciation Code		G			
Full Baths	2		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	0		Depreciation %		24			
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		76			
Gas Fireplaces	0		Cns Sect Rcnld		409,300			
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	1176		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
WDK	Deck	L	100	21.00	2010	G	85	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,485	1,485	1,485	198.87	295,328
BSM	Basement	0	1,176	235	39.74	46,735
CAN	Canopy	0	66	7	21.09	1,392
TDK	Trex Deck	0	140	14	19.89	2,784
TQS	Three Quarter Story	882	1,176	882	149.16	175,407
Ttl Gross Liv / Lease Area		2,367	4,043	2,623		521,646

