

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
OGRADY TERRENCE J & IRENE M		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	545,100	545,100	
225 LINCOLN ST UNIT E1		SUPPLEMENTAL DATA				RESIDNTL	1020	8,800	8,800	905 DUXBURY, MA		
		Alt Prcl ID	082/130.0-0205-0000.		Cyclical Exemption	5						
DUXBURY	MA	02332	Tax Class	T	Tot Fin Are	2360	District Res Exem	<div style="text-align: center; font-size: 2em; font-weight: bold;">VISION</div>				
GIS ID		F_867666_2844733		Assoc Pid#								
								Total	553,900	553,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
OGRADY TERRENCE J & IRENE M	54779	291	04-13-2021	Q	I	465,000	00	Year	Code	Assessed	Year	Code	Assessed
BURNHAM PETER H TRUSTEE	51951	260	11-15-2019	Q	I	400,000	00	2023	1020	512,400	2022	1020	428,400
PLANT JONATHAN W	45997	0057	09-01-2015	U	I	370,000	1		1020	6,800		1020	6,800
BURGESS SARAH J TT	34517	0268	05-11-2007	Q	I	422,500	00						
FANEUIL INVESTORS GROUP	30874	0339	07-07-2005	U	I	200,000	1L						
								Total	519,200	Total	435,200	Total	431,400

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				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0001									
NOTES								Appraised Bldg. Value (Card)	545,100
								Appraised Xf (B) Value (Bldg)	0
								Appraised Ob (B) Value (Bldg)	8,800
								Appraised Land Value (Bldg)	0
								Special Land Value	0
								Total Appraised Parcel Value	553,900
								Valuation Method	C
								Total Appraised Parcel Value	553,900

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-21-17	07-15-2021	MN	Maintenance	13,761		100	07-15-2021	REPLACE TUB/SHOWER	05-17-2021	SJD	9	1	07	Measure - Info @ Door
QPO-21-13	06-10-2021	MN	Maintenance	19,456		100	06-10-2021	6 replacement windows and 2	05-07-2020	SJD	9		20	Field Review
98	03-27-2006	RM	Remodel	25,000		100		REPAIR WATER DAMAGE	05-25-2016	SJD	9	1	06	Inspection Only
177	05-07-2003	MN	Maintenance	1,900		100		REPL DECKING/RAILING	04-28-2016	SJD	9		01	Measure - No Entry
									07-09-2013	SJD	3		30	Quality Control
									09-21-2006	KP		4	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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	55	Condominium			AMENITY 1	4	WO Bsmt			
Model	05	Res Condo			Amenity 2	2	Deck			
Grade	07	Very Good			Amenity 3					
Stories	2				CONDO DATA					
Occupancy					Parcel Id	8018	C	8018	Own	
Interior Wall 1	05	Drywall			South Scape		B	1	S	1
Interior Wall 2					Adjust Type	Code	Description	Factor%		
Interior Floor 1	13	Parquet			Condo Flr	B2TL	2 Bedroom TL	104		
Interior Floor 2	14	Carpet			Condo Unit	1A	1A	100		
Heat Fuel	03	Gas			COST / MARKET VALUATION					
Heat Type	04	Forced Air-Duc								
AC Type	03	Central								
CNS Bedrooms	2									
Full Baths	2				Net Other Adj	610,630				
Half Baths	1				Replace Cost	46,074				
Extra Fixtures	1				Year Built	656,716				
Total Rooms	6				Effective Year Built	1981				
Bath Style	02	Average			Depreciation Code	2004				
Kitchen Style	02	Average			Remodel Rating	VG				
Kitchen Type	4	Full Eat-In			Year Remodeled	17				
Kitchen Func	4				Depreciation %					
Parking Class	3	Deeded			Functional Obsol					
SF Basement	1058				External Obsol					
Bsmt Garage	0				Trend Factor	1.000				
Fireplaces	1				Condition					
Part Bedroom	0				Condition %					
FBM Quality	05	Living Area			Percent Good	83				
SF Fin Bsmt	713				Cns Sect Rcnd	545,100				
Extra Openings	1				Dep % Ovr					
Gas Fireplace	0				Dep Ovr Comment					
Parking					Misc Imp Ovr					
AMENITY 1	4	WO Bsmt			Misc Imp Ovr Comment					
Amenity 2	2	Deck			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
FGR1	Garage - 1 Sto	L	242	52.00	1981	A	70	C	1.00	8,800
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,094	1,094	1,094	338.68	370,510				
BSM	Basement	0	1,058	212	67.86	71,799				
FUS	Finished Upper Story	467	467	467	338.68	158,161				
WDK	Deck	0	302	30	33.64	10,160				
Ttl Gross Liv / Lease Area		1,561	2,921	1,803	610,630					



FUS
(467 sf)

 BAS
(1,094 sf)

 BSM
(1,058 sf)

 WDK
(302 sf)