

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAGSUL NANCY E TT NANCY E MASGUL LIVING TRUST 225 LINCOLN ST H#01			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	433,200	433,200
				0 Medium		RESIDNTL	1020	8,800	8,800
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332		Alt Prcl ID 082/130.0-0205-0000.			Cyclical Exemption 5				
		Scnd Hom			W				
		Tax Class T			District Res Exem				
		Tot Fin Are 1496							
		Total Acres							
		Chapter La							
		GIS ID F_867666_2844733			Assoc Pid#				
						Total	442,000	442,000	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MAGSUL NANCY E TT		50196	0071	08-21-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MAGSUL NANCY E		33402	0001	09-22-2006	Q	I	382,500	00	2023	1020	423,000	2022	1020	348,100
BRAGA SUSAN I		19833	0048	05-15-2001	Q	I	309,000	00		1020	6,800	2021	1020	6,800
MARY E RICHARDS TRUST		15336	0102	07-21-1997	U	I	100	1						
RICHARDS MARY E		15285	0037	06-30-1997	Q	I	189,000	00						
						Total	429,800		Total	354,900		Total	351,700	

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
0001				

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
BPO-23-306	08-24-2023	RM	Remodel	14,131		100		MASTER BATH REMODEL. R	11-24-2020	SJT	10		20	Field Review
2017-58	03-07-2017	RM	Remodel	10,000		100		REMOVE & REPLACE 2 8' SL	07-09-2013	SJD	3		30	Quality Control
12	03-14-2011	MN	Maintenance	3,500		100		3 WINDOWS	10-22-2002	KP		1	00	Measure & Listed
279	07-05-2002	MN	Maintenance	1,500		100		REPL DECK & RAILING						
20010219	06-14-2001	RM	Remodel	6,000	10-22-2002	100		REM WALL/REFURB KITC						

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	06	Good	Amenity 3		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8018	C   8018
Interior Wall 2				South Scape	B   1   S   1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TC	2 Bedroom TC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	05	Hot Water			Factor%
AC Type	03	Central			102
CNS Bedrooms	2				100
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	2		Net Other Adj		503,615
Extra Fixtures	1		Replace Cost		44,730
Total Rooms	5		Year Built		548,361
Bath Style	03	Modern	Effective Year Built		1984
Kitchen Style	02	Average	Depreciation Code		2000
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		21
SF Basement	702		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	03	Average	Condition %		
SF Fin Bsmt	702		Percent Good		79
Extra Openings	1		Cns Sect Rcnld		433,200
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr		
Amenity 2	2	Deck	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (728 sf)
BAS (728 sf)
BSM (702 sf)
WDK (120 sf)

**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	1984	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	728	728	728	313.19	228,005
BSM	Basement	0	702	140	62.46	43,847
FUS	Finished Upper Story	728	728	728	313.19	228,005
WDK	Deck	0	120	12	31.32	3,758
Ttl Gross Liv / Lease Area		1,456	2,278	1,608		503,615

