

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CIFRINO ANNE M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
225 LINCOLN ST #A3			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	419,300	419,300
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1020	8,800	8,800	
Alt Prcl ID 082/130.0-0205-0000.		Cyclical Exemption W			5				
Tax Class T		District Res Exem							
Tot Fin Are 1496		Assoc Pid#							
Total Acres									
Chapter La									
GIS ID F_867666_2844733									
							Total	428,100	428,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CIFRINO ANNE M		23955 0183	01-15-2003	Q	I	335,000	00	Year	Code	Assessed	Year	Code	Assessed	
PEZZOLI ANNE MARIE		15826 0036	01-23-1998	Q	I	180,000	00	2023	1020	393,800	2022	1020	322,300	
								1020	6,800	6,800	2021	1020	319,300	
								Total	400,600	6,800	Total	329,100	Total	326,100

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	419,300
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	428,100
Valuation Method	C
Total Appraised Parcel Value	428,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES	
- \$0	

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
BP-19-402	12-04-2019	RM		21,070		100		RM BATHROOM	11-24-2020	SJT	10		20	Field Review
213	05-13-2003	MN	Maintenance	1,900		100		REPL DECKING/RAILING	07-09-2013	SJD	3		30	Quality Control

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			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8018	C 8018 Owne
Interior Wall 2			South Scope B 1 S 1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description Factor%
Interior Floor 2			Condo Flr	B2TC	2 Bedroom TC 102
Heat Fuel	03	Gas	Condo Unit	1A	1A 100
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			498,978
CNS Bedrooms	2		Net Other Adj		31,710
Full Baths	2		Replace Cost		530,698
Half Baths	1		Year Built		1981
Extra Fixtures	0		Effective Year Built		2000
Total Rooms	5		Depreciation Code		G
Bath Style	02	Average	Remodel Rating		
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	3	One Person	Depreciation %		21
Kitchen Func	2		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	693		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		79
FBM Quality	03	Average	Cns Sect Rcnld		419,300
SF Fin Bsmt	450		Dep % Ovr		
Extra Openings	1		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	4	WO Bsmt	Cost to Cure Ovr		
Amenity 2	2	Deck	Cost to Cure Ovr Comment		

FUS (724 sf)
BAS (708 sf)
BSM (693 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	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	708	708	708	315.21	223,169
BSM	Basement	0	693	139	63.22	43,814
FUS	Finished Upper Story	724	724	724	315.21	228,212
WDK	Deck	0	120	12	31.52	3,783
Ttl Gross Liv / Lease Area		1,432	2,245	1,583		498,978

