

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HANLON MARJORIE J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
225 LINCOLN ST #E-3			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	413,200	413,200
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1020	8,800	8,800	
Alt Prcl ID 082/130.0-0205-0000.		Cyclical 5							
Scnd Hom		Exemption 22							
Tax Class T		W							
Tot Fin Are 1496		District							
Total Acres		Res Exem							
Chapter La		Assoc Pid#							
GIS ID F_867666_2844733									
Total							422,000	422,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HANLON MARJORIE J		17676 0187	07-19-1999	Q	I	243,750	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1020	387,900	2022	1020	314,800
									1020	6,800		1020	6,800
								Total		394,700	Total		321,600
								Total			Total		287,900

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								413,200	
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								422,000	
Valuation Method								C	
Total Appraised Parcel Value								422,000	

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
13	02-13-2012	MN	Maintenance	4,900		100		RPL 4 WINDOWS	03-11-2014	JLF	0	1	00	Measure & Listed
184	05-08-2003	MN	Maintenance	1,900	03-11-2014	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							FUS (724 sf)			
Occupancy								BAS (708 sf)			
Interior Wall 1	05	Drywall									
Interior Wall 2											
Interior Floor 1	14	Carpet									
Interior Floor 2											
Heat Fuel	03	Gas									
Heat Type	04	Forced Air-Duc									
AC Type	03	Central									
CNS Bedrooms	2										
Full Baths	2										
Half Baths	1										
Extra Fixtures	0										
Total Rooms	6										
Bath Style	02	Average									
Kitchen Style	02	Average									
Kitchen Type	3	One Person									
Kitchen Func	2										
Parking Class	3	Deeded									
SF Basement	696										
Bsmt Garage	0										
Fireplaces	1										
Part Bedroom	0										
FBM Quality	03	Average									
SF Fin Bsmt	400										
Extra Openings	0										
Gas Fireplace	0										
Parking											
AMENITY 1	4	WO Bsmt									
Amenity 2	2	Deck									
CONDO DATA											
Parcel Id	8018	C	8018	Own							
		South Scape	B	1	S	1					
Adjust Type	Code	Description	Factor%								
Condo Flr	B2TI	2 Bedroom TI	110								
Condo Unit	1A	1A	100								
COST / MARKET VALUATION											
					537,286						
Net Other Adj					28,700						
Replace Cost					566,000						
Year Built					1981						
Effective Year Built					1994						
Depreciation Code					A						
Remodel Rating											
Year Remodeled											
Depreciation %					27						
Functional Obsol											
External Obsol											
Trend Factor					1.000						
Condition											
Condition %											
Percent Good					73						
Cns Sect Rcnld					413,200						
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
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	708	708	708	340.27	240,911					
BSM	Basement	0	696	139	67.96	47,298					
FUS	Finished Upper Story	724	724	724	340.27	246,355					
WDK	Deck	0	80	8	34.03	2,722					
Ttl Gross Liv / Lease Area		1,432	2,208	1,579		537,286					

