

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | |
|---|------------|----------------------------------|-------------------|----------------------|-------------|------------------------|---|--------------------------------|------------|---|-----------|------------------|---------------------|-----------------|------------|
| MAYO MARJORIE COLBY MARJORIE COLBY MAYO FAMILY TR 225 LINCOLN ST #B04 | | 0 | Water | 0 | Arterial | 0 | Average | Description | Code | | | Appraised | Assessed | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1020 | | | 369,000 | 369,000 | | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | | RESIDNTL | 1020 | 8,800 | 8,800 | | | | | | |
| | | Alt Prcl ID 082/130.0-0205-0000. | | Cyclical Exemption W | | 5 | | | | | | | | | |
| | | Scnd Hom | | District Res Exem | | | | | | | | | | | |
| | | Tax Class T | | Assoc Pid# | | | | | | | | | | | |
| | | Tot Fin Are 1370 | | | | | | | | | | | | | |
| | | Total Acres | | | | | | | | | | | | | |
| | | Chapter La | | | | | | | | | | | | | |
| | | GIS ID F_867666_2844733 | | | | | | | | | | | | | |
| | | | | | | | | Total | | 377,800 | 377,800 | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| MAYO MARJORIE COLBY | | 53197 223 | 08-04-2020 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | | |
| MAYO, MARJORIE | | 51614 218 | 09-09-2019 | Q | I | 299,000 | 00 | 2023 | 1020 | 345,600 | 2022 | 1020 | 282,700 | | |
| GEIGER SUSAN A & ANTAYA JOHN | | 47453 0096 | 09-13-2016 | U | I | 1 | 1A | | 1020 | 6,800 | | 1020 | 6,800 | | |
| ANTAYA EILEEN F TT, 225 LINCOLN ST RLT | | 22265 0013 | 06-17-2002 | U | I | 1 | 1F | | | | | 2021 | 1020 | 279,900 | |
| ANTAYA EILEEN F | | 14640 0019 | 09-06-1996 | Q | I | 140,000 | 00 | | | | | 1020 | 6,800 | | |
| | | | | | | | | Total | | 352,400 | Total | | 289,500 | Total | 286,700 |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm | Int | | | | | | |
| | | | | | | | | | | | | | | | |
| | | Total | | | | 0.00 | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | |
| Nbhd | Nbhd Name | B | | Tracing | | Batch | | Appraised Bldg. Value (Card) | | | | 369,000 | | | |
| 0001 | | | | | | | | 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 | | | | 377,800 | | | |
| | | | | | | | | Valuation Method | | | | C | | | |
| | | | | | | | | Total Appraised Parcel Value | | | | 377,800 | | | |
| 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-21-538 | 12-14-2021 | RM | Remodel | 8,600 | | 100 | 01-28-2022 | BATHRM/LAUNDRY-SWAP FL | 05-07-2020 | SJD | 9 | | 20 | Field Review | |
| QPO-21-32 | 12-06-2021 | MN | Maintenance | 3,339 | | 100 | 12-06-2021 | REPLACE 2 WINDOWS | 07-09-2013 | SJD | 3 | | 30 | Quality Control | |
| BPO-21-486 | 11-08-2021 | MN | Maintenance | 17,083 | | 100 | | Install replacement tub/shower | | | | | | | |
| 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 | 7 | Open Porch |
| Model | 05 | Res Condo | Amenity 2 | | |
| Grade | 06 | Good | Amenity 3 | | |
| Stories | 1 | | | | |
| Occupancy | | | CONDO DATA | | |
| Interior Wall 1 | 05 | Drywall | Parcel Id | 8018 | C 8018 Own |
| Interior Wall 2 | | | South Scape B 1 S 1 | | |
| Interior Floor 1 | 12 | Hardwood | Adjust Type | Code | Description |
| Interior Floor 2 | | | Condo Flr | B2AI | 2 Bedroom AI |
| Heat Fuel | 03 | Gas | Condo Unit | 1A | 1A |
| Heat Type | 04 | Forced Air-Duc | COST / MARKET VALUATION | | |
| AC Type | 03 | Central | | | 458,651 |
| CNS Bedrooms | 2 | | Net Other Adj | | 8,400 |
| Full Baths | 1 | | Replace Cost | | 467,067 |
| Half Baths | 1 | | Year Built | | 1981 |
| Extra Fixtures | 1 | | 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 | 4 | | Functional Obsol | | |
| Parking Class | 3 | Deeded | External Obsol | | |
| SF Basement | 616 | | Trend Factor | | 1.000 |
| Bsmt Garage | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Part Bedroom | 0 | | Percent Good | | 79 |
| FBM Quality | | | Cns Sect Rcnld | | 369,000 |
| SF Fin Bsmt | 0 | | Dep % Ovr | | |
| Extra Openings | 0 | | Dep Ovr Comment | | |
| Gas Fireplace | 0 | | Misc Imp Ovr | | |
| Parking | | | Misc Imp Ovr Comment | | |
| AMENITY 1 | 7 | Open Porch | Cost to Cure Ovr | | |
| Amenity 2 | | | Cost to Cure Ovr Comment | | |

| |
|----------------------------------|
| <p>BAS (1,254 sf)</p> |
| <p>BSM (616 sf)</p> |
| <p>WDK (80 sf)</p> |

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 | 1,254 | 1,254 | 1,254 | 331.16 | 415,270 |
| BSM | Basement | 0 | 616 | 123 | 66.12 | 40,732 |
| WDK | Deck | 0 | 80 | 8 | 33.12 | 2,649 |
| Ttl Gross Liv / Lease Area | | 1,254 | 1,950 | 1,385 | | 458,651 |

