

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WALDO ELIZABETH A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
225 LINCOLN ST C4			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	448,500	448,500
DUXBURY MA 02332				0 Medium		RESIDNTL	1020	8,800	8,800
SUPPLEMENTAL DATA									
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 1496									
Total Acres									
Chapter La									
GIS ID F_867666_2844733									
Total							457,300		457,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WALDO ELIZABETH A	53935	161	12-03-2020	Q	I	357,500	00	Year	Code	Assessed	Year	Code	Assessed		
DAIKH YASMIN TT	49028	0230	10-10-2017	U	I	100	1A	2023	1020	421,300	2022	1020	342,800		
DAIKH PAMELA R TT	15073	0028	04-02-1997	Q	I	167,500	00		1020	6,800	2021	1020	283,400		
DAVIS LINDA W VIN DOYLE REAL ESTATE	10944	0298	05-01-1992	Q	I	132,000	00	Total		428,100		Total		349,600	
								Total		290,200		Total		290,200	

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				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			448,500
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			457,300
Valuation Method			C
Total Appraised Parcel Value			457,300

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
2015-286	11-30-2015	MN	Maintenance	3,000		100		REPLACE 1 WINDOW AND 1 REPL DECKING/RAILING	02-04-2021	SJD	9	1	00	Measure & Listed
205	05-13-2003	MN	Maintenance	1,900		100			01-14-2014	SJD	0	1	00	Measure & Listed
									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	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	06	Good	Amenity 3	3	Patio
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id	8018	C 8018
Interior Wall 1	05	Drywall		South Scape	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr	B2TI	2 Bedroom TI
Interior Floor 2	12	Hardwood	Condo Unit	1A	1A
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc	Net Other Adj	533,609	
AC Type	03	Central	Replace Cost	34,125	
CNS Bedrooms	2		Year Built	1981	
Full Baths	2		Effective Year Built	2000	
Half Baths	1		Depreciation Code	G	
Extra Fixtures	0		Remodel Rating		
Total Rooms	6		Year Remodeled		
Bath Style	02	Average	Depreciation %	21	
Kitchen Style	02	Average	Functional Obsol		
Kitchen Type	3	One Person	External Obsol		
Kitchen Func	2		Trend Factor	1.000	
Parking Class	3	Deeded	Condition		
SF Basement	683		Condition %	79	
Bsmt Garage	0		Percent Good	79	
Fireplaces	1		Cns Sect Rcnld	448,500	
Part Bedroom	0		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
SF Fin Bsmt	455		Misc Imp Ovr		
Extra Openings	0		Misc Imp Ovr Comment		
Gas Fireplace	1		Cost to Cure Ovr		
Parking			Cost to Cure Ovr Comment		
AMENITY 1	2	Deck			
Amenity 2	4	WO Bsmt			

FUS (715 sf)
BAS (701 sf)
BSM (683 sf)
WDK (80 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	701	701	701	341.84	239,628
BSM	Basement	0	683	137	68.57	46,832
FUS	Finished Upper Story	715	715	715	341.84	244,414
WDK	Deck	0	80	8	34.18	2,735
Ttl Gross Liv / Lease Area		1,416	2,179	1,561		533,609

