

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
GREENBERG ADAM BENJAMIN TT 225 LINCOLN ST UNIT E4 IRREVOCA 225 LINCOLN ST #4-E				0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed					
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	436,300	436,300					
				0		0	Medium			RESIDNTL	1020	8,800	8,800					
SUPPLEMENTAL DATA														<b>VISION</b>				
Alt Prcl ID 082/130.0-0205-0000.		Cyclical Exemption W		5		District Res Exem												
Tax Class T		Tot Fin Are 1496		GIS ID F_867666_2844733		Assoc Pid#												
										Total		445,100	445,100					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GREENBERG ADAM BENJAMIN TT				44694 0260	08-29-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GREENBERG BARRY				16143 0165	04-30-1998	Q	I	173,500	00	2023	1020	408,900	2022	1020	329,800	2021	1020	329,800
											6,800			6,800			6,800	
										Total		415,700	Total		336,600	Total		336,600
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)				436,300				
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				445,100				
										Valuation Method				C				
										Total Appraised Parcel Value				445,100				
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			
2013-215	11-26-2013	MN	Maintenance	6,000		100		REPLACE 5 WINDOWS		11-24-2020	SJT	10		20	Field Review			
185	05-08-2003	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	3	Patio
Stories	2		<b>CONDO DATA</b>		
Occupancy			Parcel Id	8018	C   8018
Interior Wall 1	05	Drywall	Ownr		
Interior Wall 2			South Scape	B 1	S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TI	2 Bedroom TI
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	Factor%		
AC Type	03	Central	<b>COST / MARKET VALUATION</b>		
CNS Bedrooms	2				537,517
Full Baths	2		Net Other Adj		14,700
Half Baths	1		Replace Cost		552,218
Extra Fixtures	0		Year Built		1981
Total Rooms	5		Effective Year Built		2000
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	3	One Person	Year Remodeled		
Kitchen Func	2		Depreciation %		21
Parking Class	3	Deeded	Functional Obsol		
SF Basement	696		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		79
SF Fin Bsmt	0		Cns Sect Rcnd		436,300
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2	2	Deck	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (723 sf)
BAS (710 sf)
BSM (696 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	710	710	710	340.20	241,542
BSM	Basement	0	696	139	67.94	47,288
FUS	Finished Upper Story	723	723	723	340.20	245,965
WDK	Deck	0	80	8	34.02	2,722
Ttl Gross Liv / Lease Area		1,433	2,209	1,580		537,517

