

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COPELAND WINSOR R TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
WINSOR R COPELAND LIVING TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	370,200	370,200
225 LINCOLN ST G05		SUPPLEMENTAL DATA			RESIDNTL	1020	8,800	8,800	
DUXBURY MA 02332		Alt Prcl ID 082/130.0-0205-0000.			Cyclical Exemption W				
		Scnd Hom			District Res Exem				
		Tax Class T			Assoc Pid#				
		Tot Fin Are 1268							
		Total Acres							
		Chapter La							
		GIS ID F_867666_2844733							
						Total	379,000	379,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COPELAND WINSOR R TT		45002 0136	12-01-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
COPELAND WINSOR R		43020 0249	05-03-2013	Q	I	270,000	00	2023	1020	346,800	2022	1020	284,100
SHEEHAN BRIGHID F & WALL BRENDAN M		27683 0112	03-05-2004	U	I	1	1F		1020	6,800	2021	1020	281,300
SHEEHAN BRIGHID F		27683 0088	03-05-2004	Q	I	295,000	00					1020	6,800
						Total		353,600	Total	290,900	Total		288,100

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)			370,200
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			379,000
Valuation Method			C
Total Appraised Parcel Value			379,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									

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
275	07-05-2002	MN	Maintenance	1,500		100		REPL DECK & RAILING	11-24-2020	SJT	10		20	Field Review
									08-01-2013	SJD	9	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	1	Balcony
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 Owne
Interior Wall 2				South Scape	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2A1	2 Bedroom AI
Heat Fuel	03	Gas	Condo Unit	2A	2A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			102
CNS Bedrooms	2				100
Full Baths	2		COST / MARKET VALUATION		
Half Baths	0				457,340
Extra Fixtures	0		Net Other Adj		11,200
Total Rooms	5		Replace Cost		468,549
Bath Style	02	Average	Year Built		1981
Kitchen Style	02	Average	Effective Year Built		2000
Kitchen Type	3	One Person	Depreciation Code		G
Kitchen Func	1		Remodel Rating		
Parking Class	3	Deeded	Year Remodeled		
SF Basement	527		Depreciation %		21
Bsmt Garage	0		Functional Obsol		
Fireplaces	1		External Obsol		
Part Bedroom	0		Trend Factor		1.000
FBM Quality			Condition		
SF Fin Bsmt	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplace	0		Cns Sect Rcnld		370,200
Parking			Dep % Ovr		
AMENITY 1	1	Balcony	Dep Ovr Comment		
Amenity 2			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>FUS (1,266 sf)</p> <p>BSM (527 sf)</p> <p>BAL (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
BAL	Balcony	0	80	8	33.16	2,653
BSM	Basement	0	527	105	66.08	34,823
FUS	Finished Upper Story	1,266	1,266	1,266	331.65	419,864
Ttl Gross Liv / Lease Area		1,266	1,873	1,379		457,340

