

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUCHARME ELAINE & RONALD G 225 LINCOLN ST #A06 DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	463,900	463,900
				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 2044											
Total Acres											
Chapter La											
GIS ID F_867666_2844733											
Total									472,700	472,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DUCHARME ELAINE & RONALD G		54659 16	03-26-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
DUCHARME ELAINE & RONALD G		51467 195	08-05-2019	Q	I	385,000	00	2023	1020	436,100	2022	1020	364,700
HOPKINS WILLIAM F		47454 0079	09-13-2016	Q	I	335,000	00		1020	6,800	2021	1020	361,400
SEMAN JOHN		25161 0162	05-16-2003	Q	I	370,000	00						
FRIEND CYNTHIA C		11099 0044	07-06-1992	Q	I	195,000	00						
Total									442,900	Total	371,500	Total	368,200

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					
0001					Appraised Bldg. Value (Card)			463,900	
					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			472,700	
					Valuation Method			C	
					Total Appraised Parcel Value			472,700	

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
QPO-22-24	10-17-2022	MN	Maintenance	2,500		100	10-17-2022	REPLACE 2 WINDOWS	05-07-2020	SJD	9		20	Field Review
2016-254	12-07-2016	MN	Maintenance	3,555		100		REPLACE 3 WINDOWS	10-18-2016	SJD	9	1	00	Measure & Listed
217	05-13-2003	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		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8018	C 8018 Owne
Interior Wall 2			South Scope B 1 S 1		
Interior Floor 1	14	Carpet	Adjust Type	Code	Description Factor%
Interior Floor 2	12	Hardwood	Condo Flr	B2TL	2 Bedroom TL 104
Heat Fuel	03	Gas	Condo Unit	1A	1A 100
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			545,607
CNS Bedrooms	2		Net Other Adj		41,580
Full Baths	2		Replace Cost		587,199
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	4	Full Eat-In	Depreciation %		21
Kitchen Func	3		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	1042		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		79
Part Bedroom	0		Percent Good		
FBM Quality	03	Average	Cns Sect Rcnd		463,900
SF Fin Bsmt	712		Dep % Ovr		
Extra Openings	1		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	4	WO Bsmt	Cost to Cure Ovr		
Amenity 2	2	Deck	Cost to Cure Ovr Comment		

FUS (468 sf)
BAS (1,069 sf)
BSM (1,042 sf)
WDK (302 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	1,069	1,069	1,069	307.38	328,593	
BSM	Basement	0	1,042	208	61.36	63,936	
FUS	Finished Upper Story	468	468	468	307.38	143,856	
WDK	Deck	0	302	30	30.53	9,222	
Ttl Gross Liv / Lease Area		1,537	2,881	1,775		545,607	

