

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
NOLAN DORIS M TT DORIS M NOLAN FAMILY TRUST 225 LINCOLN ST, UNIT F6  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	440,700	440,700
				0	Medium			RESIDNTL	1020	8,800	8,800
<b>SUPPLEMENTAL DATA</b>											
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 2480											
Total Acres 0											
Chapter La											
GIS ID F_867666_2844733											
									Total	449,500	449,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NOLAN DORIS M TT		51294	188	06-27-2019	Q	I	387,500	00	Year	Code	Assessed	Year	Code	Assessed
KENNEDY-SALVAS MARY H		40072	0292	06-29-2011	U	I	1	1F	2023	1020	414,800	2022	1020	348,200
KENNEDY MARY H		16030	0208	03-27-1998	Q	I	210,000	00		1020	6,800	2021	1020	6,800
									Total	421,600	Total	355,000	Total	352,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2018	22	22 VETERAN	400.00						Appraised Bldg. Value (Card) 440,700			
			Total					Appraised Xf (B) Value (Bldg) 0				
			400.00					Appraised Ob (B) Value (Bldg) 8,800				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			Batch

NOTES											
										Appraised Land Value (Bldg) 0	
										Special Land Value 0	
										Total Appraised Parcel Value 449,500	
										Valuation Method C	
										Total Appraised Parcel Value 449,500	

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
2012-120	05-22-2012	MN	Maintenance	4,630		100		INSTALL X BRACING UNDER	05-07-2020	SJD	9		20	Field Review
									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			<b>CONDO DATA</b>		
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	B2TL	2 Bedroom TL
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	<b>COST / MARKET VALUATION</b>		
AC Type	03	Central	550,666		
CNS Bedrooms	2		Net Other Adj	53,060	
Full Baths	2		Replace Cost	603,751	
Half Baths	1		Year Built	1981	
Extra Fixtures	0		Effective Year Built	1994	
Total Rooms	6		Depreciation Code	A	
Bath Style	02	Average	Remodel Rating		
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %	27	
Kitchen Func	4		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	1060		Trend Factor	1.000	
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good	73	
FBM Quality	03	Average	Cns Sect Rcnld	440,700	
SF Fin Bsmt	1060		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 (463 sf)
BAS (1,094 sf)
BSM (1,060 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	1,094	1,094	1,094	306.10	334,869
BSM	Basement	0	1,060	212	61.22	64,892
FUS	Finished Upper Story	463	463	463	306.10	141,722
WDK	Deck	0	302	30	30.41	9,183
Ttl Gross Liv / Lease Area		1,557	2,919	1,799		550,666

