

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TRAYSER JEFFREY D TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
SUSAN B TRAYSER FAMILY TRUST 2			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	447,700	447,700
225 LINCOLN ST #B7		SUPPLEMENTAL DATA				RESIDNTL	1020	8,800	8,800
DUXBURY MA 02332		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		456,500	456,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TRAYSER JEFFREY D TT	58196	145	08-17-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
TRAYSER JEFFREY D TT	55744	43	09-28-2021	U	I	1	1A	2023	1020	420,800	2022	1020	343,000			
TRAYSER SUSAN B	25728	0194	07-09-2003	Q	I	355,000	00		1020	6,800	2021	1020	6,800			
CALLANDER HELEN M	14063	0248	01-03-1996	U	I	1	1									
CALLANDER MICHAEL	11127	0083	07-20-1992	Q	I	136,500	00									
								Total		427,600	Total		349,800	Total		349,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			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)	447,700
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	456,500
Valuation Method	C
Total Appraised Parcel Value	456,500

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
QPO-23-24	08-11-2023	MN	Maintenance	18,281		100		REPLACE 4 PATIO DOORS	11-24-2020	SJT	10		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			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 Factor%
Interior Floor 2			Condo Flr	B2T1	2 Bedroom T1 110
Heat Fuel	03	Gas	Condo Unit	1A	1A 100
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	2		Net Other Adj		528,397
Full Baths	2		Replace Cost		38,290
Half Baths	1		Year Built		566,706
Extra Fixtures	0		Effective Year Built		1981
Total Rooms	6		Depreciation Code		2000
Bath Style	02	Average	Remodel Rating		G
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		21
Kitchen Func	2		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	674		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		79
FBM Quality			Cns Sect Rcnd		447,700
SF Fin Bsmt	674		Dep % Ovr		
Extra Openings	0		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 (704 sf)
BAS (689 sf)
BSM (674 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	689	689	689	344.01	237,022
BSM	Basement	0	674	135	68.90	46,441
FUS	Finished Upper Story	704	704	704	344.01	242,182
WDK	Deck	0	80	8	34.40	2,752
Ttl Gross Liv / Lease Area		1,393	2,147	1,536		528,397

