

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SOUTHERTON BRUCE C & MARY E SOUTHERTON FAMILY TRUST 225 LINCOLN ST B08 DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	456,800	456,800
				0	Medium			RESIDNTL	1020	8,800	8,800
SUPPLEMENTAL DATA											
Alt Prcl ID 082/130.0-0205-0000.				Cyclical Exemption 5 22E							
Scnd Hom				W							
Tax Class T				District							
Tot Fin Are 2288				Res Exem							
Total Acres											
Chapter La											
GIS ID F_867666_2844733				Assoc Pid#							
									Total	465,600	465,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SOUTHERTON BRUCE C & MARY E TT							48295	0056	04-10-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
SOUTHERTON MARY E							47655	0340	10-27-2016	Q	I	365,000	00	2023	1020	429,300	2022	1020	358,700
HERTEL LOUISE M							8733	0172	09-28-1988	Q	I	230,000	00		1020	6,800	2021	1020	6,800
												Total	436,100	Total	365,500	Total	362,300		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2023	22D	22D VETERAN	4662.00				
Total			4,662.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES												
This signature acknowledges a visit by a Data Collector or Assessor												
APPRAISED VALUE SUMMARY										Appraised Bldg. Value (Card)		456,800
										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		465,600
										Valuation Method		C
										Total Appraised Parcel Value		465,600

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
BP-20-57	05-08-2020	BP	Bldg Permit	80,000	09-02-2020	100	08-14-2020	NEW FULL & 1/2 BATH,NEW REPL DECKING/RAILING	09-02-2020	SJT	5		20	Field Review
210	05-13-2003	MN	Maintenance	1,900		100			06-07-2017	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	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3	3	Patio
Stories	2		CONDO DATA		
Occupancy			Parcel Id	8018	C 8018
Interior Wall 1	05	Drywall		South Scape	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr	B2TL	2 Bedroom TL
Interior Floor 2	12	Hardwood	Condo Unit	1A	1A
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc	Net Other Adj	539,381	
AC Type	03	Central	Replace Cost	38,815	
CNS Bedrooms	2		Year Built	1981	
Full Baths	2		Effective Year Built	2000	
Half Baths	1		Depreciation Code	G	
Extra Fixtures	0		Remodel Rating		
Total Rooms	6		Year Remodeled	21	
Bath Style	02	Average	Depreciation %		
Kitchen Style	03	Modern	Functional Obsol		
Kitchen Type	4	Full Eat-In	External Obsol		
Kitchen Func	4		Trend Factor	1.000	
Parking Class	3	Deeded	Condition		
SF Basement	1037		Condition %	79	
Bsmt Garage	0		Percent Good	79	
Fireplaces	1		Cns Sect Rcnld	456,800	
Part Bedroom	0		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
SF Fin Bsmt	653		Misc Imp Ovr		
Extra Openings	1		Misc Imp Ovr Comment		
Gas Fireplace	0		Cost to Cure Ovr		
Parking			Cost to Cure Ovr Comment		
AMENITY 1	4	WO Bsmt			
Amenity 2	2	Deck			

FUS (461 sf)
BAS (1,048 sf)
BSM (1,037 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	1,048	1,048	1,048	308.92	323,752
BSM	Basement	0	1,037	207	61.67	63,947
FUS	Finished Upper Story	461	461	461	308.92	142,414
WDK	Deck	0	302	30	30.69	9,268
Ttl Gross Liv / Lease Area		1,509	2,848	1,746		539,381

