

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GOLLA-MCCARTHY MARSHA MCCARTHY MICHAEL B 225 LINCOLN ST UNIT G-8		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	462,300	462,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1020	8,800	8,800	905 DUXBURY, MA		
		Alt Prcl ID	082/130.0-0205-0000.		Cyclical Exemption	5	VISION					
Scnd Hom			W									
Tax Class	T		District									
Tot Fin Are	1736		Res Exem									
Total Acres			Assoc Pid#		Total		471,100	471,100				
Chapter La												
GIS ID	F_867666_2844733											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GOLLA-MCCARTHY MARSHA GOLLA MCCARTHY MARSHA		29944	0293	02-02-2005	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18611	0119	06-15-2000	Q	I	257,000	00	2023	1020	434,500	2022	1020	363,200	2021	1020	360,000
									1020	6,800		1020	6,800		1020	6,800	
		Total						Total		441,300	Total		370,000	Total		366,800	

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	Appraised Bldg. Value (Card)								462,300		
0001								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								471,100		
								Valuation Method								C		
								Total Appraised Parcel Value								471,100		

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
2017-37	03-16-2017	MN	Maintenance	16,480		100		REPLACE 1 WINDOW AND 3		11-24-2020	SJT	10		20	Field Review
2016-62	03-04-2016	MN	Maintenance	4,100		100		INSULATION ROOF IN SECTI		07-09-2013	SJD	3		30	Quality Control
2015-274	11-12-2015	MN	Maintenance	18,500		100		STRIP & REROOF, WOOD SI		02-12-2001	VGS		1	00	Measure & Listed
278	07-05-2002	MN	Maintenance	1,500		100		REPL DECK & RAILING							
0	02-12-2001	MN	Maintenance	0		100		just update card							

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
Interior Wall 2			Own		
Interior Floor 1	12	Hardwood	South Scape	B 1	S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2TL	2 Bedroom TL
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2		COST / MARKET VALUATION		
Full Baths	2		Net Other Adj		544,957
Half Baths	1		Replace Cost		40,215
Extra Fixtures	0		Year Built		585,195
Total Rooms	6		Effective Year Built		1981
Bath Style	02	Average	Depreciation Code		2000
Kitchen Style	02	Average	Remodel Rating		G
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	2		Depreciation %		21
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1031		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	03	Average	Percent Good		79
SF Fin Bsmt	729		Cns Sect Rcnd		462,300
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2	2	Deck	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (465 sf)

BAS (1,071 sf)

BSM (1,031 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	1,071	1,071	1,071	307.54	329,373
BSM	Basement	0	1,031	206	61.45	63,353
FUS	Finished Upper Story	465	465	465	307.54	143,005
WDK	Deck	0	302	30	30.55	9,226
Ttl Gross Liv / Lease Area		1,536	2,869	1,772		544,957

