

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
MAUPIN DEANNA JANE TT DEANNA MAUPIN FAMILY LIVING TR 225 LINCOLN ST #J09			0 Water 0 No Sewer	0 Arterial 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed							
DUXBURY MA 02332						RESIDNTL	1020	458,600	458,600	VISION						
						RESIDNTL	1020	8,800	8,800							
SUPPLEMENTAL DATA						Total		467,400	467,400							
Alt Prcl ID 082/130.0-0205-0000.		Cyclical Exemption W		5												
Scnd Hom		Tax Class T		Tot Fin Are 2430		Total Acres		Chapter La								
GIS ID F_867666_2844733		Assoc Pid#														
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MAUPIN DEANNA JANE TT			57465 111	11-30-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
NICOLAU DEANNA M			44518 0308	07-11-2014	Q	I	309,500	00	2023	1020	448,700	2022	1020	374,800		
TOUGAS RITA A (L/E)			26283 0335	08-22-2003	U	I	1	1F		1020	6,800	2021	1020	371,500		
									Total	455,500	Total	381,600	Total	378,300		
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) 458,600							
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 467,400										
						Valuation Method C										
						Total Appraised Parcel Value 467,400										
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		
2017-49	02-14-2017	RM	Remodel	37,690	04-12-2018	100		REPAIRS TO 2 BATHROOMS	04-12-2018	JLF	5		01	Measure - No Entry		
229	05-13-2003	MN	Maintenance	1,900		100		REPL DECKING/RAILING	07-09-2015	SJD	9		01	Measure - No Entry		
									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	14	Carpet	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	COST / MARKET VALUATION		
AC Type	03	Central	586,813		
CNS Bedrooms	2		Net Other Adj	41,440	
Full Baths	2		Replace Cost	628,271	
Half Baths	1		Year Built	1984	
Extra Fixtures	1		Effective Year Built	1994	
Total Rooms	5		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	1122		Trend Factor	1.000	
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good	73	
FBM Quality	03	Average	Cns Sect Rcnld	458,600	
SF Fin Bsmt	708		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 (543 sf)
BAS (1,182 sf)
BSM (1,122 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	1984	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	1,182	1,182	1,182	296.52	350,487
BSM	Basement	0	1,122	224	59.20	66,420
FUS	Finished Upper Story	543	543	543	296.52	161,010
WDK	Deck	0	302	30	29.46	8,896
Ttl Gross Liv / Lease Area		1,725	3,149	1,979		586,813

