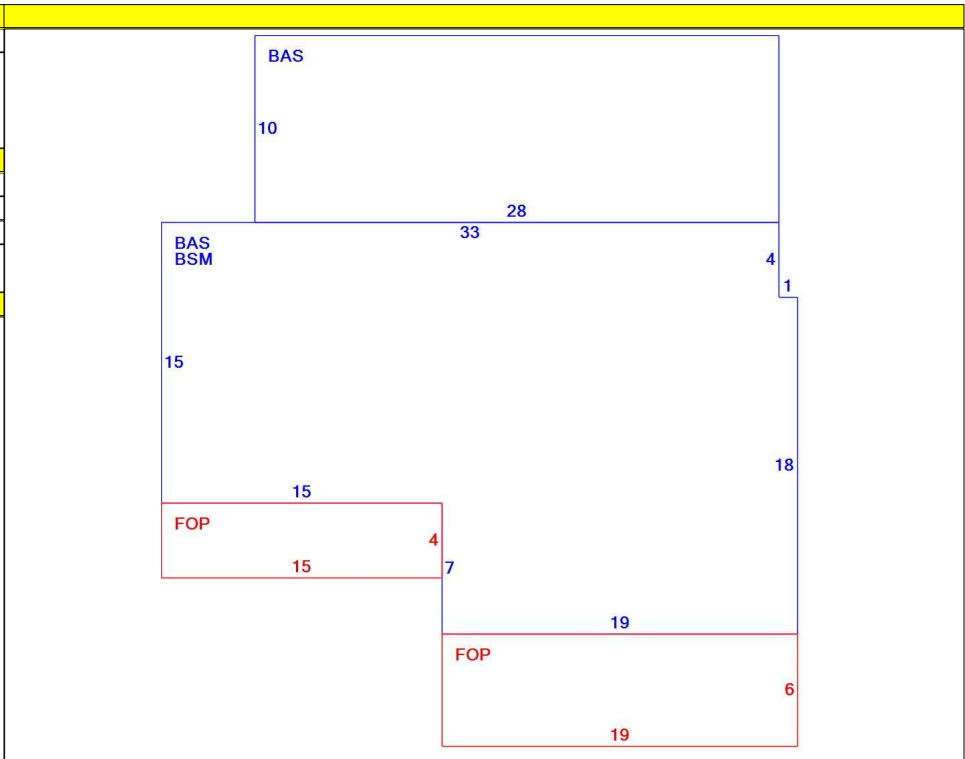


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | |
|---|------------|---------------|-------------|---|-------------|------------------------|-----------|---|----------|--------------------------------------|-----------|--------------------------------|----------|---|--------------------|------------|---------|
| LYONS MICHAEL J P.O. BOX 2363 DUXBURY MA 02331 | | 0 | Water | 0 | Subdivision | 0 | Average | Description | Code | Appraised | Assessed | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 95,600 | 95,600 | | | | | | |
| | | 0 | Light | | | RES LAND | 1010 | 519,300 | 519,300 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | RESIDNTL | 1010 | 2,800 | 2,800 | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 918 Total Acres .327 Chapter Lan GIS ID F_871335_2830751 | | | | Cyclical 7 Exemption W District Res Exem Assoc Pid# | | | | | | Total | | 617,700 | 617,700 | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
| LYONS MICHAEL J MARTIN MICHAEL & REDDY DONNA D REDDY PETER B | | 44042 | 0089 | 01-30-2014 | | Q | I | 215,000 | | 00 | Year | Code | Assessed | Year | Code | Assessed | |
| | | 24780 | 0317 | 04-11-2003 | | U | I | 1 | | 1F | 2023 | 1010 | 84,800 | 2022 | 1010 | 73,800 | |
| | | 13334 | 0183 | 12-22-1994 | | U | I | 90,000 | | 1 | | 1010 | 406,800 | | 1010 | 362,600 | |
| | | | | | | | | | | | | 1,900 | | 1010 | 1,900 | | |
| | | Total | | | | | | | | | Total | 493,500 | Total | 438,300 | Total | 344,200 | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | |
| Year | Code | Description | | Amount | Code | Description | Number | Amount | Comm Int | APPRAISED VALUE SUMMARY | | | | | | | |
| | | | | Total | 0.00 | | | | | Appraised Bldg. Value (Card) 95,600 | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | Appraised Ob (B) Value (Bldg) 2,800 | | | | | | | |
| 0040 | | | | | | | | | | Appraised Land Value (Bldg) 519,300 | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | |
| VERY LOW CEILINGS (6.5FT)-4/18 JLF | | | | | | | | | | | | | | | | | |
| Special Land Value 0 | | | | | | | | | | Total Appraised Parcel Value 617,700 | | | | | | | |
| Valuation Method C | | | | | | | | | | Total Appraised Parcel Value 617,700 | | | | | | | |
| 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 | | |
| | | | | | | | | | | 08-09-2023 | SJD | 8 | | 20 | Field Review | | |
| | | | | | | | | | | 04-06-2018 | JLF | 0 | 1 | 00 | Measure & Listed | | |
| | | | | | | | | | | 04-10-2014 | SJD | 9 | | 01 | Measure - No Entry | | |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| | | | | | | | | | | 05-31-2008 | BSB | | | 01 | Measure - No Entry | | |
| 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 | 1010 | Single Family | RC | Primary | 14,250 SF | 20.02 | 1.00000 | 5 | 1.00 | 0040 | 1.820 | | | 1.0000 | 36.44 | 519,300 | |
| Total Card Land Units | | | | | 0.33 AC | Parcel Total Land Area | | | | | 0.33 | Total Land Value | | | | | 519,300 |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|-----|----------------|--|---------------------------------|------|-------------|---------|
| Element | Cd | Description | | Element | Cd | Description | |
| Style | 01 | Ranch | | Bsmt Area | 628 | | |
| Model | 01 | Residential | | Bsmt Type | 03 | | |
| Grade | 02 | Below Average | | Unfin Area | 0.00 | Partial | |
| Stories | 1 | | | CONDO DATA | | | |
| Occupancy | 1 | | | Parcel Id | | C | Ownr |
| Exterior Wall 1 | 14 | Wood Shingle | | | | B | S |
| Exterior Wall 2 | | | | Adjust Type | Code | Description | Factor% |
| Roof Structure | 03 | Gable | | Condo Flr | | | |
| Roof Cover | 03 | Asphalt | | Condo Unit | | | |
| Interior Wall 1 | 05 | Drywall | | COST / MARKET VALUATION | | | |
| Interior Wall 2 | | | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | | | |
| Interior Floor 2 | | | | Net Other Adj | | 138,367 | |
| Heat Fuel | 03 | Gas | | Replace Cost | | 4,250 | |
| Heat Type | 04 | Forced Air-Duc | | Year Built | | 142,617 | |
| AC Type | 01 | None | | Effective Year Built | | 1930 | |
| Bedrooms | 2 | | | Depreciation Code | | 1988 | |
| Full Baths | 1 | | | Remodel Rating | | A | |
| Half Baths | 0 | | | Year Remodeled | | | |
| Extra Fixtures | 0 | | | Depreciation % | | 33 | |
| Total Rooms | 5 | | | Functional Obsol | | | |
| Bath Style | 02 | Average | | External Obsol | | | |
| Kitchen Style | 02 | Average | | Trend Factor | | 1.000 | |
| Extra Kitchens | 0 | | | Condition | | | |
| Fireplaces | 0 | | | Condition % | | | |
| Extra Openings | 0 | | | Percent Good | | 67 | |
| Gas Fireplaces | 0 | | | Cns Sect Rcnd | | 95,600 | |
| Sq Ft Fin Bsmt | 0 | | | Dep % Ovr | | | |
| FBM Quality | | | | Dep Ovr Comment | | | |
| Foundation | 05 | Conc Block | | Misc Imp Ovr | | | |
| Bsmt Garage | 0 | | | Misc Imp Ovr Comment | | | |
| Bsmt Area | 628 | | | Cost to Cure Ovr | | | |
| | | | | Cost to Cure Ovr Comment | | | |



| 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 |
| SHD1 | Shed | L | 192 | 21.00 | 1980 | A | 70 | C | 1.00 | 2,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|-------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 919 | 919 | 919 | 128.95 | 118,508 | |
| BSM | Basement | 0 | 639 | 128 | 25.83 | 16,506 | |
| FOP | Open Porch | 0 | 174 | 26 | 19.27 | 3,353 | |
| Ttl Gross Liv / Lease Area | | 919 | 1,732 | 1,073 | | 138,367 | |

