

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
LYNCH GEORGE G JR 88 POWDER POINT AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	561,600	561,600								
				0	Medium			RES LAND	1010	1,192,300	1,192,300								
SUPPLEMENTAL DATA										RESIDNTL	1010	2,100	2,100						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1977 Total Acres .3 Chapter Lan GIS ID F_882393_2843974				Cyclical 8 Exemption W District Res Exem Assoc Pid#				Total		1,756,000	1,756,000								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
LYNCH GEORGE G JR			10721	0114	01-27-1992	Q	I	295,000	00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1010	432,200	2022	1010	356,700	2021	1010	269,800
												1010	1,096,000		1010	720,600		1010	691,400
												1010	1,400		1010	1,400		1010	1,400
											Total		1,529,600	Total		1,078,700	Total		962,600
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)					561,600		
0130											Appraised Xf (B) Value (Bldg)					0			
											Appraised Ob (B) Value (Bldg)					2,100			
											Appraised Land Value (Bldg)					1,192,300			
											Special Land Value					0			
											Total Appraised Parcel Value					1,756,000			
											Valuation Method					C			
										Total Appraised Parcel Value					1,756,000				
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			
2014-145	06-10-2014	AD	Addition	150,000	05-15-2015	100		23 X30 2ND LEVEL ADD, 5.5 X 1 REPL 2 SLIDERS			05-15-2015	JLF	5	1	00	Measure & Listed			
256	06-09-2004	MN	Maintenance	7,188		100							04-12-2013	VGS			20	Field Review	
											08-09-1999	BSB		1	00	Measure & Listed			
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	13,068	SF	21.42	1.00000	5	1.00	0130	4.259			1.0000	91.24	1,192,300		
Total Card Land Units					0.30	AC	Parcel Total Land Area					0.30	Total Land Value					1,192,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	345	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			619,735
Interior Floor 2			Net Other Adj		25,760
Heat Fuel	03	Gas	Replace Cost		645,494
Heat Type	05	Hot Water	Year Built		1840
AC Type	01	None	Effective Year Built		2008
Bedrooms	4		Depreciation Code		R
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	2		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		561,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	345		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	144	21.00	1980	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,550	1,550	1,550	229.62	355,905
BSM	Basement	0	345	69	45.92	15,844
FHS	Finished Half Story	230	460	230	114.81	52,812
FNS	Finished 90% Story	828	920	828	206.65	190,122
PTO	Patio	0	435	22	11.61	5,052
Ttl Gross Liv / Lease Area		2,608	3,710	2,699		619,735

