

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LYONS COREY			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
GILLIS ALEXANDER E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	429,400	429,400
294 WASHINGTON ST		SUPPLEMENTAL DATA			RES LAND	1010	1,214,000	1,214,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4557 Total Acres .69 Chapter Lan			Cyclical 9 Exemption W District Res Exem	RESIDNTL	1010	23,700	23,700
GIS ID F_880622_2837811		Assoc Pid#			Total		1,667,100	1,667,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
LYONS COREY	51063 32	05-01-2019	Q	I	740,000	00	Year	Code	Assessed	Year	Code	Assessed
SPROSTY PAUL J (L/E)	49119 0250	10-31-2017	U	I	1	1A	2023	1010	427,500	2022	1010	350,500
SPROSTY PAUL J	41911 0320	09-06-2012	U	I	1	1A		1010	1,059,800		1010	722,700
SOUFAN PENELOPE A TT	39659 0157	02-14-2011	U	I	1	1F		1010	13,700		1010	13,700
Total							1,501,000	Total	1,086,900	Total	910,200	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

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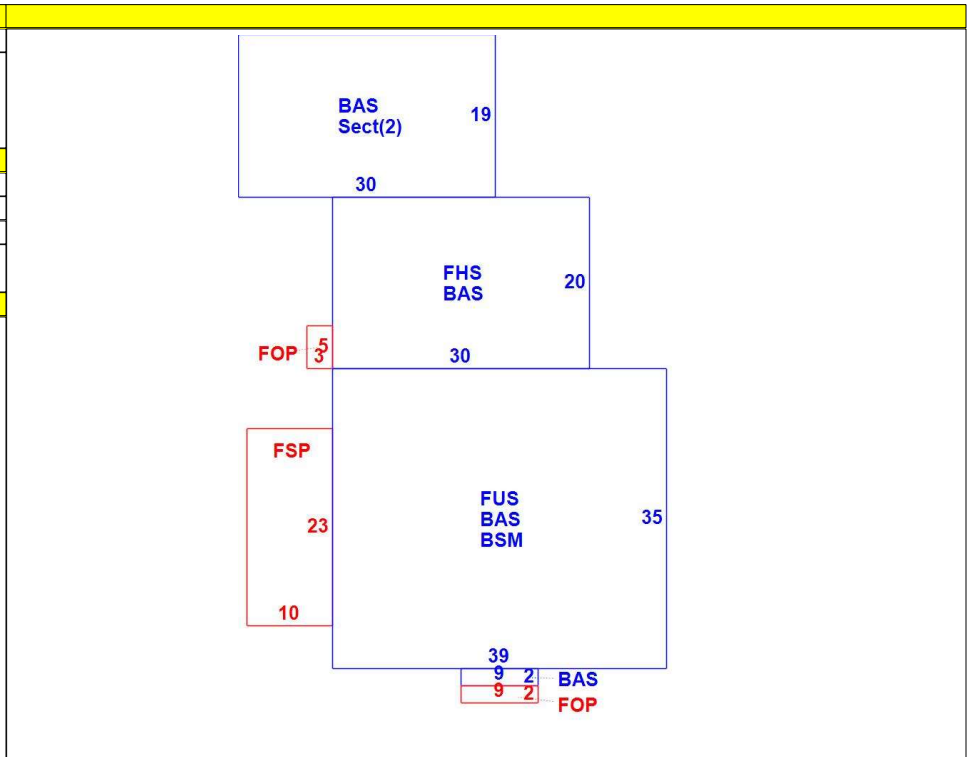
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	429,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	23,700
Appraised Land Value (Bldg)	1,214,000
Special Land Value	0
Total Appraised Parcel Value	1,667,100
Valuation Method	C
Total Appraised Parcel Value	1,667,100

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
BPO-21-281	06-22-2021	MN	Maintenance	9,000		100		Insulation and weatherization	09-30-2021	SJT	5		20	Field Review
BPO-21-111	04-06-2021	BP	Bldg Permit	100,000	06-28-2021	100		Convert an existing 19x30 sunro	06-28-2021	SJT	5		01	Measure - No Entry
BPO-21-91	03-02-2021	MN	Maintenance	9,500	06-28-2021	100		Insulation & weatherization.	07-03-2019	SJD	9	1	00	Measure & Listed
QP-19-180	07-24-2019	MN		8,500		100		ROOF	04-12-2013	VGS			20	Field Review
14852	03-17-1998	MN	Maintenance	9,500		100		STRIP & REROOF	06-30-1999	BSB		1	00	Measure & Listed
14747	11-28-1997	MN	Maintenance	900		100		REROOF OVER ROOF						

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	30,056 SF	11.03	1.00000	5	1.00	0090	3.661		1.0001	40.39	1,214,000	
Total Card Land Units					0.69 AC	Parcel Total Land Area					0.69	Total Land Value				1,214,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1365	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			590,871
Interior Floor 2			Net Other Adj		35,360
Heat Fuel	03	Gas	Replace Cost		732,111
Heat Type	04	Forced Air-Duc	Year Built		1804
AC Type	01	None	Effective Year Built		1973
Bedrooms	5		Depreciation Code		F
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		48
Total Rooms	12		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	4		Percent Good		52
Gas Fireplaces	0		Cns Sect Rcnld		325,600
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	1365		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
BRN5	Barn - 2 Story	L	624	69.00	1970	F	55	C	1.00	23,700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,983	1,983	1,983	148.76	294,989	
BSM	Basement	0	1,365	273	29.75	40,611	
FHS	Finished Half Story	300	600	300	74.38	44,628	
FOP	Open Porch	0	33	5	22.54	744	
FSP	Screened Porch	0	230	46	29.75	6,843	
FUS	Finished Upper Story	1,365	1,365	1,365	148.76	203,056	
Ttl Gross Liv / Lease Area		3,648	5,576	3,972		590,871	



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 DUXBURY, MA
VISION

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						Total		1,501,000	Total		1,086,900	Total		910,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

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0090			

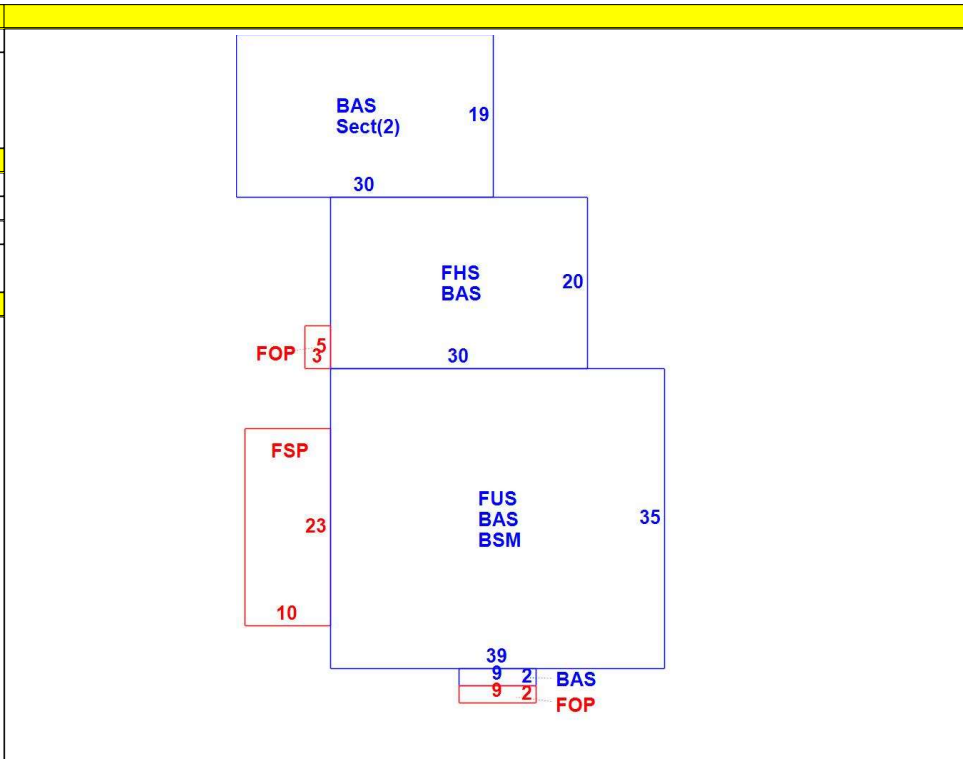
NOTES											

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14852	03-17-1998	MN	Maintenance	9,500		100		STRIP & REROOF	06-30-1999	BSB		1	00	Measure & Listed
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Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value			1,214,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	07	Very Good	Unfin Area	0.00	Slab
Stories	1				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	0				
Full Baths	0				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	1				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
		103,320	
Net Other Adj		2,560	
Replace Cost		732,111	
Year Built		2020	
Effective Year Built		2019	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		2	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		98	
Cns Sect Rcnld		103,800	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	570	570	570	181.26	103,320	
Ttl Gross Liv / Lease Area		570	570	570		103,320	

