

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
RICHARD J LYONS JR & DRAY-LYON LYONS FAMILY LIVING TRUST 256 WASHINGTON ST DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,140,100	1,140,100	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	1,253,200	1,253,200	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4742 Total Acres 1.198 Chapter Lan GIS ID F_880216_2837395		Cyclical 9 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	31,800	31,800	
						Total				2,425,100	2,425,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RICHARD J LYONS JR & DRAY-LYONS K		51227 115	06-13-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
LYONS RICHARD J		41526 0215	06-18-2012	Q	I	1,200,000	00	2023	1010	872,300	2022	1010	799,800	2021	1010	663,900
SULLIVAN MICHAEL B & KATE B		31090 0097	08-05-2005	U	I	1,495,000	1		1010	1,093,200		1010	743,800		1010	628,200
MASS RES NOM SERV LLC TRS		31090 0092	08-05-2005	U	I	1,495,000	1		1010	19,600		1010	19,600		1010	19,600
SELFDRIDGE MICHAEL D		26988 0277	11-07-2003	Q	I	1,255,000	00	Total		1,985,100	Total		1,563,200	Total		1,311,700

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

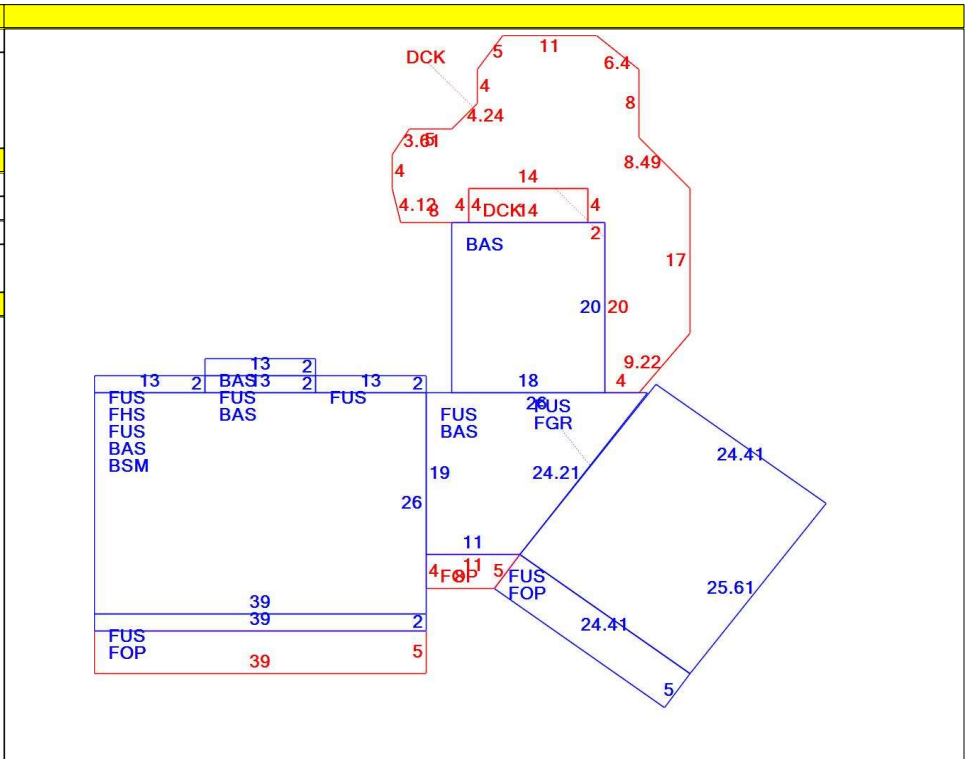
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										1,140,100	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										31,800	
Appraised Land Value (Bldg)										1,253,200	
Special Land Value										0	
Total Appraised Parcel Value										2,425,100	
Valuation Method										C	
Total Appraised Parcel Value										2,425,100	

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	
2015-237	10-09-2015	RM	Remodel	2,500	07-09-2018	100		REPAIR SILL RIGHT OF GARA	07-09-2018	JLF	5		01	Measure - No Entry	
2014-157	06-18-2014	BP	Bldg Permit	3,500	07-09-2018	100		CONSTRUCT A 4 X 13 DECK A	04-12-2013	VGS			20	Field Review	
2015-227	09-29-2013	MN	Maintenance	600	07-09-2018	100		REPLACE TRIM/CLAPBOARD/P	09-06-2012	SJD	9	1	00	Measure & Listed	
161	05-10-2006	AD	Addition	11,000	10-03-2006	100		7'X39' COVER PORCH	10-03-2006	KP		1	00	Measure & Listed	
70	03-02-2004	AD	Addition	20,000	09-21-2004	100		16 X 34 INGRND POOL							
438	10-29-2001	AD	Addition	30,000	06-06-2003	100		FINISH BP-410							
20000410	10-13-2000	AD	Addition	150,000	01-29-2002	100		2ND STORY ADDITION							

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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661	RIGHT OF WAY OVER PROPE	ES95	0.9500	30.43	1,217,300
1	1010	Single Family	RC	Residual	0.280	AC 35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	35,900	
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			1,253,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1392	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id: C, Owne: B, S		
Exterior Wall 1	11	Clapboard	Adjust Type	Code	Description
Exterior Wall 2					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	Net Other Adj		1,237,338
Interior Floor 2			Replace Cost		88,350
Heat Fuel	02	Oil	Year Built		1,325,688
Heat Type	05	Hot Water	Effective Year Built		1966
AC Type	03	Central	Depreciation Code		2007
Bedrooms	6		Remodel Rating		E
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	5		Functional Obsol		
Total Rooms	13		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		86
Extra Openings	0		Cns Sect Rcnld		1,140,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	600		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1392		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
SPL2	Ing Pool-Good	L	510	89.00	2004	A	70	C	1.00	31,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,778	1,778	1,778	240.54	427,680
BSM	Basement	0	1,014	203	48.16	48,830
DCK	Deck	0	733	73	23.96	17,559
FGR	Garage	0	624	250	96.37	60,135
FHS	Finished Half Story	507	1,014	507	120.27	121,954
FOP	Open Porch	0	433	65	36.11	15,635
FUS	Finished Upper Story	2,268	2,268	2,268	240.54	545,545
Ttl Gross Liv / Lease Area		4,553	7,864	5,144		1,237,338

