

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BOHAN LINDSAY M			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GUITTARR CANDACE Y			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	307,700	307,700	
4 TROUT FARM LN			SUPPLEMENTAL DATA				RES LAND	1010	294,100	294,100			
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1716 Total Acres .38 Chapter Lan GIS ID F_862787_2835146				Cyclical Exemption W District Res Exem	2	RESIDNTL	1010	20,700	20,700	
										Total	622,500	622,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BOHAN LINDSAY M	54934	271	05-07-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
GUITTARR DENNIS C	52397	258	02-27-2020	Q	I	515,000	00	2023	1010	269,500	2022	1010	243,900	2021	1010	218,000	
JEAN HILARY K	51290	102	06-26-2019	Q	I	475,000	00		1010	306,200		1010	256,100		1010	212,500	
KEITHLY ASHLEY B TT	44134	0002	03-11-2014	U	I	10	1A		1010	15,800		1010	15,800		1010	15,800	
KEITHLY LOUISE	37971	0336	11-30-2009	U	I	1	1A	Total			Total			Total			
									591,500			515,800			446,300		

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							
0050					Appraised Bldg. Value (Card) 307,700						
					Appraised Xf (B) Value (Bldg) 0						
					Appraised Ob (B) Value (Bldg) 20,700						
					Appraised Land Value (Bldg) 294,100						
					Special Land Value 0						
					Total Appraised Parcel Value 622,500						
					Valuation Method C						
					Total Appraised Parcel Value 622,500						

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	
2016-220	10-27-2016	BP	Bldg Permit	864		100		REPLACE 1 DOOR	03-03-2021	SJD	9		20	Field Review	
									05-06-2020	SJD	9		20	Field Review	
									10-02-2019	SJD	4		20	Field Review	
									04-12-2013	VGS			20	Field Review	
									11-10-2007	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	PD	Primary	16,400	SF	17.94	1.00000	5	1.00	0050	1.000		1.0000	17.93	294,100
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value			294,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1172	
Model	01	Residential	Bsmt Type	00	N/A
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		
Roof Cover	03	Asphalt	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	Condo Flr		
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	05	Hot Water	Net Other Adj		355,307
AC Type	03	Central	Replace Cost		34,220
Bedrooms	3		Year Built		389,528
Full Baths	2		Effective Year Built		1979
Half Baths	0		Depreciation Code		2000
Extra Fixtures	0		Remodel Rating		G
Total Rooms	7		Year Remodeled		
Bath Style	02	Average	Depreciation %		21
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	392		Percent Good		79
FBM Quality	05	Living Area	Cns Sect Rcnld		307,700
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	1		Dep Ovr Comment		
Bsmt Area	1172		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
FGR1	Garage - 1 Sto	L	528	52.00	1995	A	70	C	1.00	19,200
PTO	Patio	L	143	15.00	2000	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,194	1,194	1,194	179.54	214,370
BSM	Basement	0	1,172	234	35.85	42,012
CTH	Cathedral Ceiling	0	375	38	18.19	6,822
DCK	Deck	0	374	37	17.76	6,643
FHS	Finished Half Story	221	442	221	89.77	39,678
FUS	Finished Upper Story	255	255	255	179.54	45,782
Ttl Gross Liv / Lease Area		1,670	3,812	1,979		355,307

