

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HARTIGAN VIVIAN V			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
5 TROUT FARM LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	308,900	308,900
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	311,100	311,100
Alt Prcl ID		Cyclical 2							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1489		District							
Total Acres .48		Res Exem							
Chapter Lan									
GIS ID F_862738_2835019		Assoc Pid#							
Total							620,000	620,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HARTIGAN VIVIAN V		50901 227	03-18-2019	Q	I	460,000	00	Year	Code	Assessed	Year	Code	Assessed
SMITH PAUL D & SMITH MARTHA A		16302 0333	06-17-1998	U	I	1	1F	2023	1010	270,700	2022	1010	245,200
									1010	322,700		1010	271,300
								Total		593,400	Total		516,500
								Total			Total		437,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 308,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
Appraised Land Value (Bldg) 311,100			
Special Land Value 0			
Total Appraised Parcel Value 620,000			
Valuation Method C			
Total Appraised Parcel Value 620,000			

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
QPO-23-23 362	08-15-2023 07-26-2004	MN MN	Maintenance Maintenance	3,500 5,200		100 100		REPLACE KTCHN FLOORING STRIP & REROOF	10-02-2019	SJD	4		20	Field Review
									04-02-2019	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									12-19-2007	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	PD	Primary	21,055 SF	14.77	1.00000	5	1.00	0050	1.000		1.0000	14.78	311,100
Total Card Land Units					0.48 AC	Parcel Total Land Area					0.48	Total Land Value			311,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1004	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	12	Cedar Or Redwd	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	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	12	Hardwood	Net Other Adj		322,340
Interior Floor 2			Replace Cost		32,770
Heat Fuel	02	Oil	Year Built		1979
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	01	None	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		308,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	168		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1004		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	976	976	976	172.65	168,508
BSM	Basement	0	1,004	201	34.56	34,703
CTH	Cathedral Ceiling	0	275	28	17.58	4,834
FNS	Finished 90% Story	432	480	432	155.39	74,585
FUS	Finished Upper Story	195	195	195	172.65	33,667
WDK	Deck	0	348	35	17.36	6,043
Ttl Gross Liv / Lease Area		1,603	3,278	1,867		322,340

