

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
MELLO MONIQUE T			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed			VISION			
6 TROUT FARM LN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	283,400	283,400						
DUXBURY MA 02332				0 Medium		RES LAND	1010	277,700	277,700	VISION					
SUPPLEMENTAL DATA						Total		561,100	561,100						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1711 Total Acres .29 Chapter Lan GIS ID F_862630_2835020						Cyclical Exemption W District Res Exem		Assoc Pid#							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MELLO MONIQUE T		51238 46	06-17-2019	Q	I	430,000	00	Year	Code	Assessed	Year	Code	Assessed		
DUXBURY RESIDENTIAL PROPERTIES, VAUGHAN PATRICK R		42276 0214	11-21-2012	U	I	100	1A	2023	1010	247,000	2022	1010	222,800		
CORRIGAN WILLIAM		41623 0091	07-09-2012	Q	I	350,000	00		1010	288,200	2021	1010	177,700		
		30593 0232	05-26-2005	Q	I	390,400	00	Total		535,200	Total		460,900		
		Total						Total		383,400					
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-22-226	06-01-2022	MN	Maintenance	3,000		100	06-01-2022	INSULATION	10-02-2019	SJD	4		20	Field Review	
13596	04-03-1995	RM	Remodel	4,000	05-28-1996	100		REPL 10X31 DK +SLIDR	04-12-2013	VGS			20	Field Review	
13594	03-29-1995	MN	Maintenance	1,000	05-28-1996	100		REPAIR ROOF	12-03-2007	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	12,565 SF	22.10	1.00000	5	1.00	0050	1.000		1.0000	22.10	277,700
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value			277,700

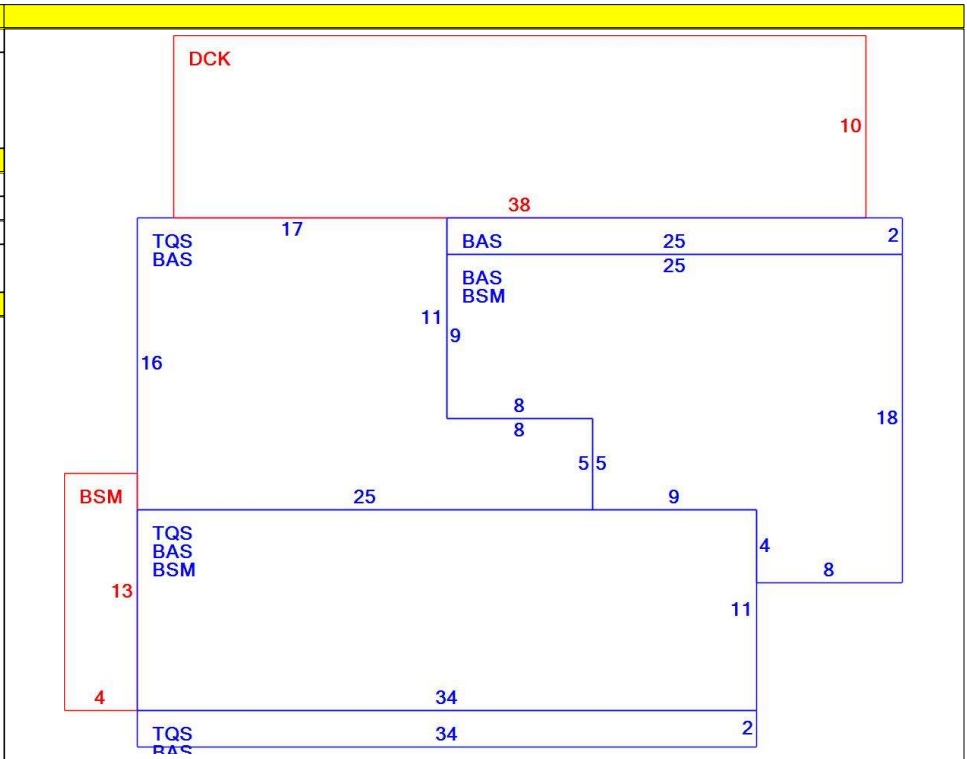
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	768	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	05	Average			
Exterior Wall 2					
Roof 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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	768				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		337,536
Replace Cost		21,170
Year Built		358,705
Effective Year Built		1978
Depreciation Code		2000
Remodel Rating		G
Year Remodeled		
Depreciation %	21	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	79	
Cns Sect Rcnld	283,400	
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	1,146	1,146	1,146	177.28	203,159
BSM	Basement	0	768	154	35.55	27,301
DCK	Deck	0	380	38	17.73	6,737
TQS	Three Quarter Story	566	754	566	133.08	100,339
Ttl Gross Liv / Lease Area		1,712	3,048	1,904		337,536



6 TROUT FARM LN

