

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
FRANCOEUR DOUGLAS C		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	
7 TROUT FARM LN		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	308,000	308,000	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	276,400	276,400	905 DUXBURY, MA	
Alt Prcl ID		Cyclical			2							
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1674		District										
Total Acres .28		Res Exem										
Chapter Lan												
GIS ID F_862541_2834931		Assoc Pid#										
								Total		584,400	584,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FRANCOEUR DOUGLAS C	56528	334	03-07-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
FRANCOEUR DOUGLAS C	55534	302	08-25-2021	Q	I	569,000	00	2023	1010	270,000	2022	1010	237,400			
SPOLIDORO BARBARA J TT	46493	0251	01-14-2016	U	I	1	1A		1010	286,500		1010	235,900			
SPOLIDORO BARBARA J	24629	0101	03-28-2003	Q	I	343,000	00									
MICHAEL KEANE	20498	0233	09-06-2001	Q	I	295,000	00									
								Total		556,500	Total		473,300	Total		394,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
Total			0.00					

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	308,000	
0050					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	0	
					Appraised Land Value (Bldg)	276,400	
					Special Land Value	0	
					Total Appraised Parcel Value	584,400	
					Valuation Method	C	
					Total Appraised Parcel Value	584,400	

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-20-301	11-02-2020	MN	Maintenance	4,635		100		Weatherization/Insulation and air	11-10-2021	SJD	9		01	Measure - No Entry
11135	03-08-1989	RM	Remodel	8,500		100			10-02-2019	SJD	4		20	Field Review
									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	12,293	SF	22.49	1.00000	5	1.00	0050	1.000		1.0000	22.48	276,400
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			276,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1122	
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	03	Gable			
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	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	450				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1122				

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

COST / MARKET VALUATION		
Net Other Adj		352,342
Replace Cost		37,483
Year Built		1979
Effective Year Built		2000
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		21
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		79
Cns Sect Rcnd		308,000
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	1,144	1,144	1,144	179.86	205,758
BSM	Basement	0	1,122	224	35.91	40,288
CTH	Cathedral Ceiling	0	252	25	17.84	4,496
DCK	Deck	0	348	35	18.09	6,295
FHS	Finished Half Story	277	554	277	89.93	49,821
TQS	Three Quarter Story	254	338	254	135.16	45,684
Ttl Gross Liv / Lease Area		1,675	3,758	1,959		352,342

