

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SCANLAN THOMAS F JR TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
SCANLAN FAMILY REAL ESTATE TR			0 Sewer	0 Paved	0 Average	RESIDENTL	1010	318,100	318,100	
10 TROUT FARM LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	291,900	291,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1612 Total Acres .363338 Chapter Lan GIS ID F_862942_2835067			Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		610,000	610,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SCANLAN THOMAS F JR TT	54518 61	03-04-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCANLAN VIRGINIA M	14665 0064	09-20-1996	Q	I	215,000	00	2023	1010	281,600	2022	1010	257,300	2021	1010	232,700
DOHERTY JAMES R	13107 0002	08-26-1994	Q	I	190,200	00		1010	299,100		1010	249,000		1010	210,500
ANDERSON WALTER C	10770 0056	02-20-1992	Q	I	170,000	00	Total		580,700	Total		506,300	Total		443,200

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	318,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	291,900
Special Land Value	0
Total Appraised Parcel Value	610,000
Valuation Method	C
Total Appraised Parcel Value	610,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

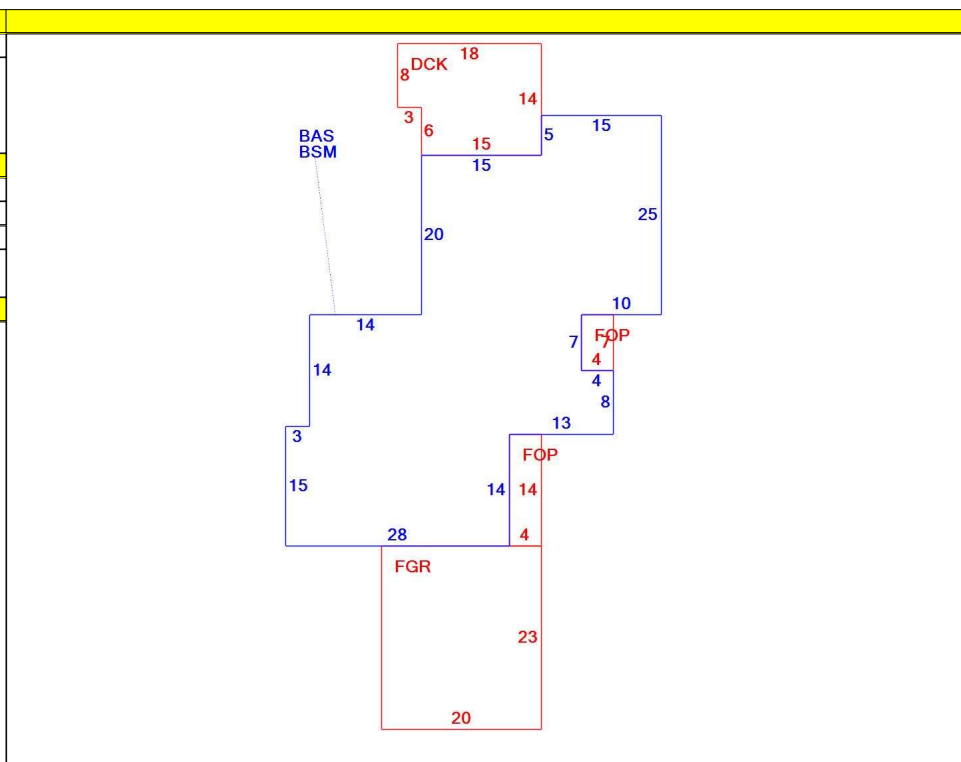
NOTES	
2 BEDROOMS, FAMILY ROOM LOWER LEVEL	

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
12754	04-24-1993	RM	Remodel	19,500	09-26-1995	100		FMSHBSMNT4BDRM+BATH	10-02-2019	SJD	4		20	Field Review
									04-12-2013	VGS			20	Field Review
									10-25-2007	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	15,827 SF	18.45	1.00000	5	1.00	0050	1.000		1.0000	18.44	291,900
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value			291,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1612	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	02	Shed			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	04	Electric			338,209
Heat Type	04	Forced Air-Duc	Net Other Adj		64,415
AC Type	03	Central	Replace Cost		402,623
Bedrooms	3		Year Built		1978
Full Baths	3		Effective Year Built		2000
Half Baths	0		Depreciation Code		G
Extra Fixtures	0		Remodel Rating		
Total Rooms	5		Year Remodeled		
Bath Style	02	Average	Depreciation %		21
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	0		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	1462		Percent Good		79
FBM Quality	05	Living Area	Cns Sect Rcnld		318,100
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1612		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	1,612	1,612	1,612	157.01	253,107
BSM	Basement	0	1,612	322	31.36	50,559
DCK	Deck	0	234	23	15.43	3,611
FGR	Garage	0	460	184	62.81	28,891
FOP	Open Porch	0	84	13	24.30	2,041
Ttl Gross Liv / Lease Area		1,612	4,002	2,154		338,209

