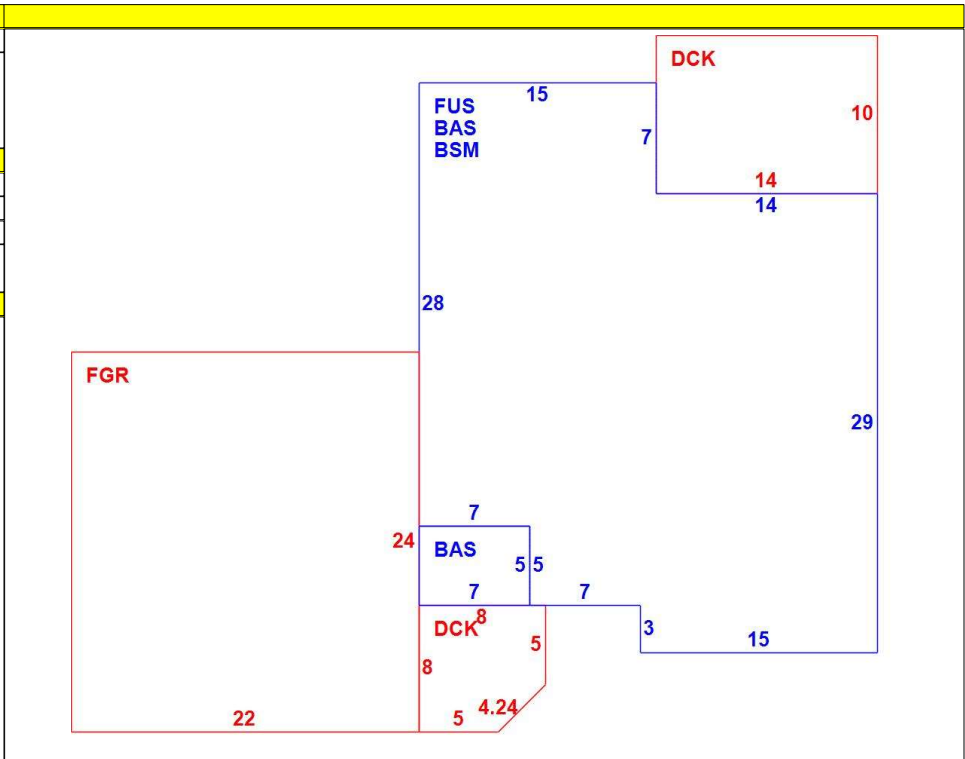


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
13 TROUT FARM LN				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed							
CHAMPAGNE MARC M										RESIDENTL	1010	320,000	320,000	VISION						
DUXBURY MA 02332										RES LAND	1010	314,700	314,700							
SUPPLEMENTAL DATA										Total		634,700	634,700							
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 1738		Total Acres .511		Chapter Lan		GIS ID F_863027_2835236		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)								
CHAMPAGNE MARC MICHEL TT		58347 333		10-06-2023		U I		1 1A				Year	Code	Assessed	Year	Code	Assessed			
CHAMPAGNE MARC M		55774 230		10-01-2021		Q I		569,000 00				2023	1010	281,100	2022	1010	260,900			
SULLIVAN NANCY L		51703 218		09-27-2019		Q I		480,000 00					1010	326,900		1010	273,200			
SIROIS NEIL		40990 0338		02-17-2012		Q I		310,000 00									2021	1010	233,900	
MCGILL BETTY P L/E		35077 0106		09-14-2007		U I		10 1A										1010	220,100	
		Total										Total		608,000	Total		534,100	Total		454,000
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																				
NOTES										Appraised Bldg. Value (Card) 320,000										
BASEMENT WALKOUT ON REAR										Appraised Xf (B) Value (Bldg) 0										
										Appraised Ob (B) Value (Bldg) 0										
										Appraised Land Value (Bldg) 314,700										
										Special Land Value 0										
										Total Appraised Parcel Value 634,700										
										Valuation Method C										
										Total Appraised Parcel Value 634,700										
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					
										11-10-2021	SJD	9		01	Measure - No Entry					
										05-06-2020	SJD	9		20	Field Review					
										10-02-2019	SJD	4		20	Field Review					
										04-12-2013	VGS			20	Field Review					
										08-13-2012	SJD	9	1	00	Measure & Listed					
										10-11-2007	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	22,300 SF	14.11	1.00000	5	1.00	0050	1.000			1.0000	14.11	314,700				
Total Card Land Units					0.51 AC	Parcel Total Land Area					0.51	Total Land Value					314,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	869	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			347,809
Interior Floor 2			Net Other Adj		42,413
Heat Fuel	02	Oil	Replace Cost		390,222
Heat Type	05	Hot Water	Year Built		1988
AC Type	03	Central	Effective Year Built		2003
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	18	
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good	82	
Gas Fireplaces	0		Cns Sect Rcnd	320,000	
Sq Ft Fin Bsmt	617		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	869		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	904	904	904	159.69	144,362
BSM	Basement	0	869	174	31.98	27,786
DCK	Deck	0	200	20	15.97	3,194
FGR	Garage	0	528	211	63.82	33,695
FUS	Finished Upper Story	869	869	869	159.69	138,772
Ttl Gross Liv / Lease Area		1,773	3,370	2,178		347,809

