

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
TANNOUS GHASSAN		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed	
TANNOUS SAMUEL		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		287,500	287,500	
14 TROUT FARM LN				0	Medium			RES LAND	1010		313,100	313,100	
<b>SUPPLEMENTAL DATA</b>													
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1571 Total Acres .5 Chapter Lan		Cyclical 2 Exemption W District Res Exem								
GIS ID		F_863109_2835282		Assoc Pid#				Total		600,600		600,600	

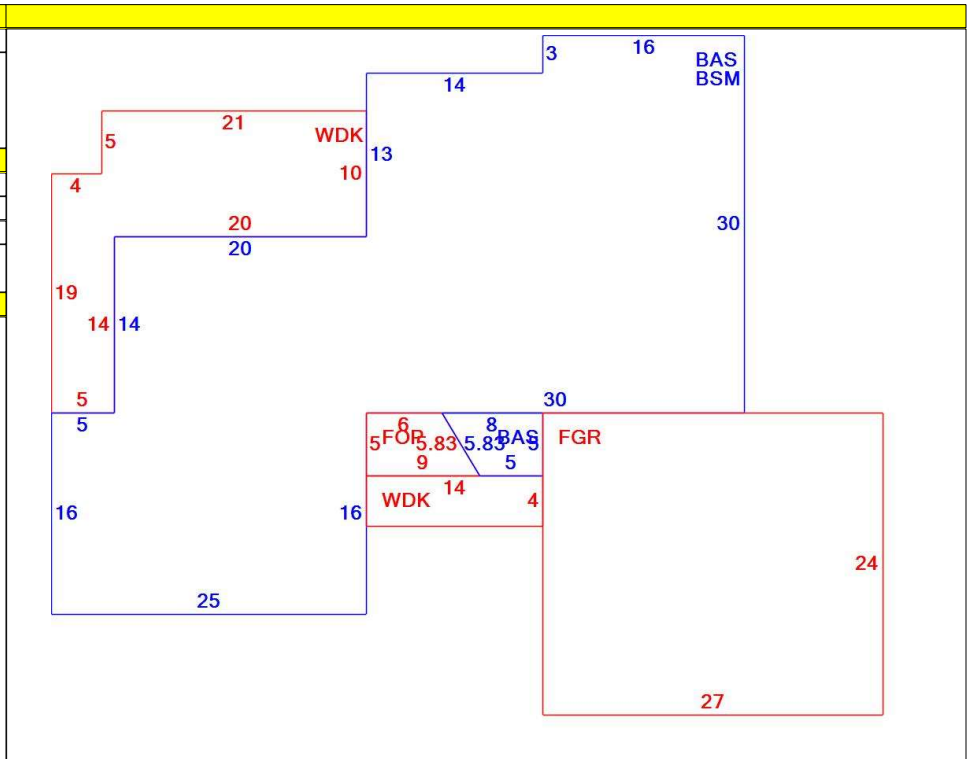
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
TANNOUS GHASSAN		53153	230	07-29-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
GHASSAN TANNOUS		50911	7	03-18-2019	U	I	315,000	1A	2023	1010	252,900	2022	1010	242,000	2021	1010	217,400			
DOWD ANN E TT & TROUT FARM LANE		49961	0146	06-25-2018	U	I	100	1A		1010	325,300		1010	272,500		1010	219,200			
DOWD ANN E		15762	0318	12-29-1997	Q	I	234,000	00	Total		578,200		Total		514,500		Total		436,600	

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			Appraised Bldg. Value (Card)						287,500		
0050										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						0		
										Appraised Land Value (Bldg)						313,100		
										Special Land Value						0		
										Total Appraised Parcel Value						600,600		
										Valuation Method						C		
										Total Appraised Parcel Value						600,600		

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
BP-19-111	04-02-2019	MN		11,140		100		STRIP AND REROOF		10-02-2019	SJD	4		20	Field Review
										06-19-2019	SJT	5		12	Property Est. - No Access
										04-02-2019	SJD	9		01	Measure - No Entry
										02-25-2016	JLF	0	1	00	Measure & Listed
										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	21,762	SF	14.39	1.00000	5	1.00	0050	1.000		1.0000	14.39	313,100
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			313,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1538	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	795.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		333,278
Interior Floor 2	14	Carpet	Replace Cost		44,948
Heat Fuel	02	Oil	Year Built		378,226
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	01	None	Depreciation Code		1997
Bedrooms	2		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	0		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		76
Extra Openings	0		Cns Sect Rcnld		287,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	743		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1538		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	1,571	1,571	1,571	152.88	240,174
BSM	Basement	0	1,538	308	30.62	47,087
FGR	Garage	0	648	259	61.10	39,596
FOP	Open Porch	0	38	6	24.14	917
WDK	Deck	0	356	36	15.46	5,504
Ttl Gross Liv / Lease Area		1,571	4,151	2,180		333,278

