

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COYMAN PAUL F			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
COYMAN PATRICIA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	355,500	355,500	
15 TROUT FARM LN		SUPPLEMENTAL DATA			RES LAND	1010	321,100	321,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2708 Total Acres .56 Chapter Lan GIS ID F_863178_2835360			Cyclical 2 Exemption W District Res Exem Assc Pid#	RESIDNTL	1010	1,800	1,800	
						Total		678,400	678,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COYMAN PAUL F	18019	0089	11-04-1999	U	I	216,000	1F	Year	Code	Assessed	Year	Code	Assessed	
COYMAN PAUL F	17104	0026	01-29-1999	Q	I	216,000	00	2023	1010	310,300	2022	1010	280,200	
RYAN DENNIS J	15648	0079	11-14-1997	Q	I	180,000	00		1010	333,200		1010	276,200	
FARRELL CHRISTINE M	13233	0266	10-31-1994	Q	I	174,000	00		1010	1,200		1010	1,200	
						Total		644,700	Total		557,600	Total		471,000

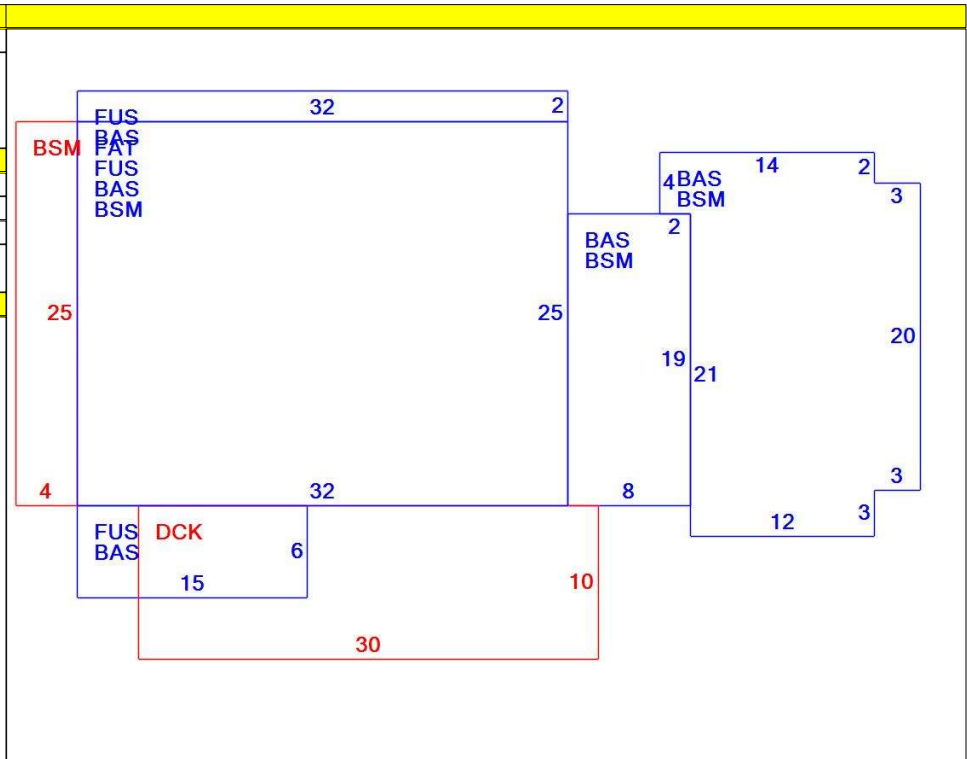
EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
Total			0.00					

ASSESSING NEIGHBORHOOD																
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		
312	11-06-2008	NC	New Construct	83,000	09-14-2009	100		372'FAMRM/FNB/FOUNDA	10-02-2019	SJD	4		20	Field Review		
311	11-06-2008	NC	New Construct	9,000	09-14-2009	100		FOUNDATION 372'FMRM	04-12-2013	VGS			20	Field Review		
11	09-30-2004	MS	Miscellaneous			100		SHED 10X12	11-23-2010	KP		4	09	Total Refusal		
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	24,500	SF	13.10	1.00000	5	1.00	0050	1.000		1.0003	13.11	321,100
Total Card Land Units					0.56	AC	Parcel Total Land Area					0.56	Total Land Value			321,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1420	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
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	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	300				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1420				

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

COST / MARKET VALUATION			
Net Other Adj		419,178	
Replace Cost		30,810	
Year Built		449,987	
Effective Year Built		1980	
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		355,500	
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
SHD1	Shed	L	120	21.00	2004	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,474	1,474	1,474	140.57	207,199
BSM	Basement	0	1,420	284	28.11	39,922
DCK	Deck	0	300	30	14.06	4,217
FAT	Finished Attic	240	800	240	42.17	33,737
FUS	Finished Upper Story	954	954	954	140.57	134,103
Ttl Gross Liv / Lease Area		2,668	4,948	2,982		419,178



15 TROUT FARM LN

