

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PIMENTEL MICHAEL P			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
16 TROUT FARM LN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	243,000	243,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	329,900	329,900		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1651 Total Acres .67 Chapter Lan GIS ID F_863355_2835349			Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		572,900	572,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SHERIDAN ROBERT S & ANN		57780 170	03-29-2023	Q	I	679,000	00	Year	Code	Assessed	Year	Code	Assessed
PIMENTEL MICHAEL P		20444 0172	08-29-2001	U	I	100	1F	2023	1010	211,900	2022	1010	191,100
PIMENTEL MICHAEL P		12099 0229	08-06-1993	Q	I	174,500	00		1010	343,400		1010	283,700
		Total						Total		555,300	Total		474,800
								Total			Total		409,100

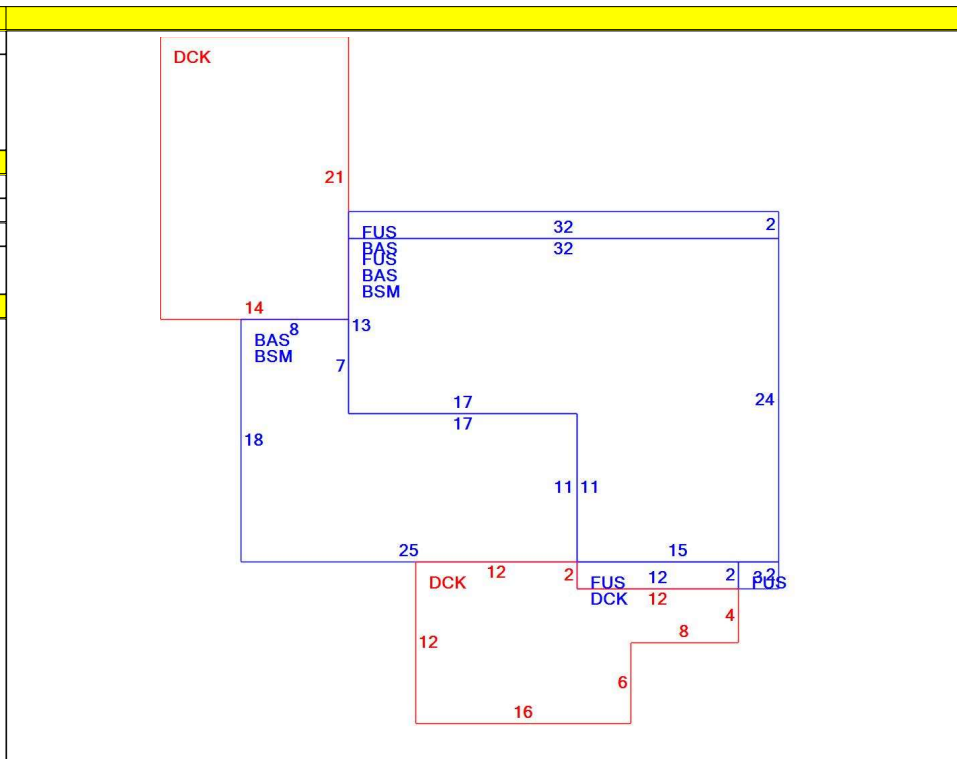
EXEMPTIONS			OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total		0.00						This signature acknowledges a visit by a Data Collector or Assessor	

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY		
Nbhd	Nbhd Name	B	Tracing	Batch		
0050						
NOTES					Appraised Bldg. Value (Card)	243,000
CONDO ASS'N-COMMON LAND AREAS IN COMPLEX					Appraised Xf (B) Value (Bldg)	0
					Appraised Ob (B) Value (Bldg)	0
					Appraised Land Value (Bldg)	329,900
					Special Land Value	0
					Total Appraised Parcel Value	572,900
					Valuation Method	C
					Total Appraised Parcel Value	572,900

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
									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	RC	Primary	29,100 SF	11.34	1.00000	5	1.00	0050	1.000		1.0000	11.34	329,900
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value		329,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	912	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id _____ C _____ Owne _____		
Exterior Wall 1	05	Average	_____ B _____ S _____		
Exterior Wall 2			Adjust Type Code Description Factor%		
Roof Structure	02	Shed	Condo Flr _____		
Roof Cover	03	Asphalt	Condo Unit _____		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Net Other Adj 288,552		
Interior Floor 1	12	Hardwood	Replace Cost 18,980		
Interior Floor 2			Year Built 307,532		
Heat Fuel	02	Oil	Year Built 1982		
Heat Type	05	Hot Water	Effective Year Built 2000		
AC Type	01	None	Depreciation Code G		
Bedrooms	2		Remodel Rating _____		
Full Baths	2		Year Remodeled _____		
Half Baths	0		Depreciation % 21		
Extra Fixtures	0		Functional Obsol _____		
Total Rooms	5		External Obsol _____		
Bath Style	02	Average	Trend Factor 1.000		
Kitchen Style	02	Average	Condition _____		
Extra Kitchens	0		Condition % _____		
Fireplaces	1		Percent Good 79		
Extra Openings	0		Cns Sect Rcnld 243,000		
Gas Fireplaces	0		Dep % Ovr _____		
Sq Ft Fin Bsmt	0		Dep Ovr Comment _____		
FBM Quality			Misc Imp Ovr _____		
Foundation	06	Poured Conc	Misc Imp Ovr Comment _____		
Bsmt Garage	2		Cost to Cure Ovr _____		
Bsmt Area	912		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	976	976	976	153.00	149,325	
BSM	Basement	0	912	182	30.53	27,845	
DCK	Deck	0	534	53	15.19	8,109	
FUS	Finished Upper Story	675	675	675	153.00	103,273	
Ttl Gross Liv / Lease Area		1,651	3,097	1,886		288,552	

