

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA	
RANDA LOUIS M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed		328,800 270,900
RANDA MARGARET M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	328,800	328,800		
19 TROUT FARM LANE		SUPPLEMENTAL DATA				RES LAND	1010	270,900	270,900	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1838 Total Acres .254339 Chapter Lan		Cyclical 2 Exemption W District Res Exem							
GIS ID F_863391_2835037		Assoc Pid#						Total	599,700		599,700

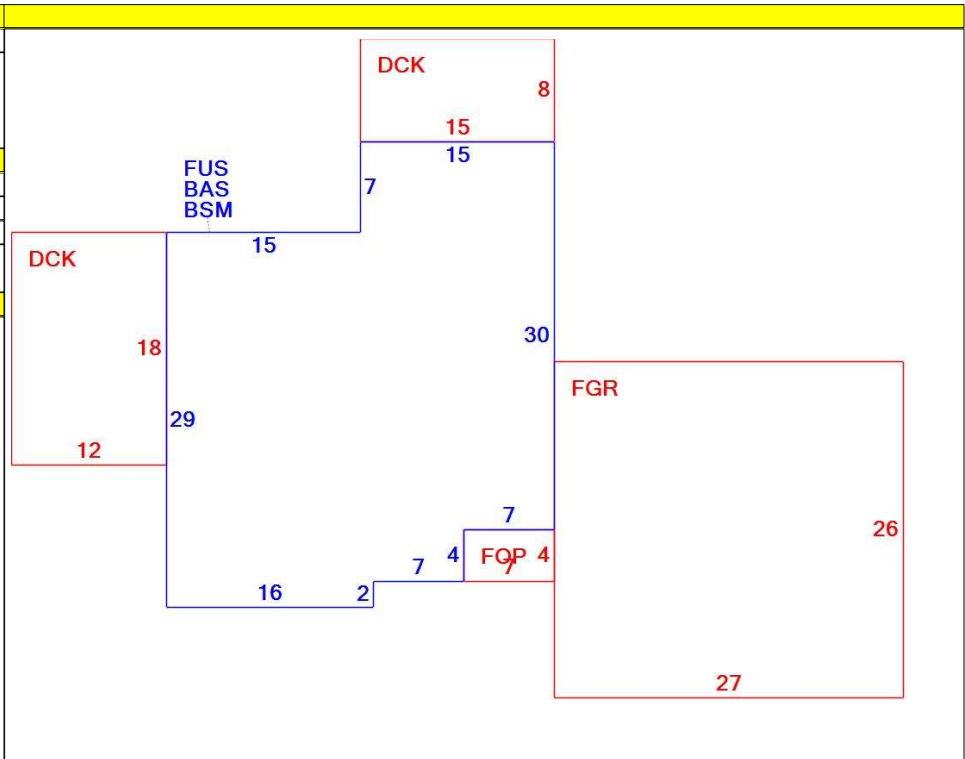
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RANDA LOUIS M		40929 0264	02-01-2012	Q	I	305,000	00	Year	Code	Assessed	Year	Code	Assessed
VILLALOBOS RICHARD		23718 0110	12-18-2002	U	I	1	1F	2023	1010	289,200	2022	1010	262,800
VILLALOBOS FAMILY TRUST		16333 0125	06-25-1998	U	I	1	1F		1010	286,000	2021	1010	235,900
VILLALOBOS JOAN S		15199 0225	05-27-1997	U	I	1	1F	Total		575,200	Total		498,700
								Total		440,100	Total		440,100

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 328,800				
						Appraised Xf (B) Value (Bldg) 0						
						Appraised Ob (B) Value (Bldg) 0						
						Appraised Land Value (Bldg) 270,900						
						Special Land Value 0						
						Total Appraised Parcel Value 599,700						
						Valuation Method C						
						Total Appraised Parcel Value 599,700						

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
QP-19-59	04-24-2019	MN		10,018	06-19-2019	100		ROOF	10-02-2019	SJD	4		20	Field Review
2017-135	05-04-2017	MN	Maintenance	1,000		100		REPLACE WINDOW, ROTTING	06-19-2019	SJT	5		12	Property Est. - No Access
									04-12-2013	VGS			20	Field Review
									08-13-2012	SJD	9	1	00	Measure & Listed
									04-21-2011	KP		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	11,079 SF	24.45	1.00000	5	1.00	0050	1.000		1.0000	24.45	270,900
Total Card Land Units					0.25 AC	Parcel Total Land Area					0.25	Total Land Value			270,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	919	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
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			367,510
Interior Floor 2			Net Other Adj		48,718
Heat Fuel	04	Electric	Replace Cost		416,226
Heat Type	04	Forced Air-Duc	Year Built		1977
AC Type	03	Central	Effective Year Built		2000
Bedrooms	2		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	7		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	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		328,800
Sq Ft Fin Bsmt	827		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	919		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	919	919	919	156.99	144,272	
BSM	Basement	0	919	184	31.43	28,886	
DCK	Deck	0	336	34	15.89	5,338	
FGR	Garage	0	702	281	62.84	44,114	
FOP	Open Porch	0	28	4	22.43	628	
FUS	Finished Upper Story	919	919	919	156.99	144,272	
Ttl Gross Liv / Lease Area		1,838	3,823	2,341		367,510	

