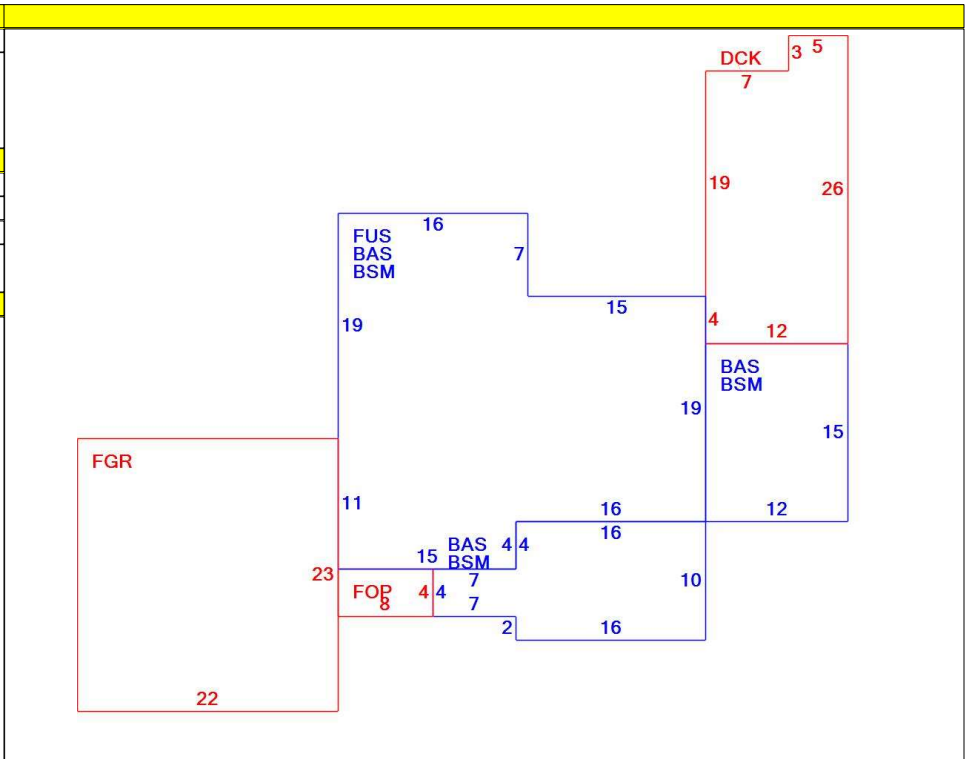


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
FASCIANI CARLO E FASCIANI PAMELA J 20 TROUT FARM LN				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed					
										RESIDENTL	1010	289,700	289,700	VISION				
										RES LAND	1010	299,500	299,500					
SUPPLEMENTAL DATA																		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1890 Total Acres .408747 Chapter Lan GIS ID F_863335_2834969				Cyclical 2 Exemption W District Res Exem Assoc Pid#														
										Total		589,200	589,200					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
FASCIANI CARLO E			40048	0140	06-22-2011		U	I	100		1F	Year	Code	Assessed	Year	Code	Assessed	
FASCIANI CARLO E			17280	0116	03-25-1999		Q	I	246,000		00	2023	1010	253,800	2022	1010	229,800	
MEDEIROS GILBERT			4414	0246	05-01-1993		Q	I	200,000		00		1010	306,200		1010	256,100	
										Total		560,000	Total	485,900	Total	417,200		
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) 289,700								
										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 0								
										Appraised Land Value (Bldg) 299,500								
										Special Land Value 0								
										Total Appraised Parcel Value 589,200								
										Valuation Method C								
										Total Appraised Parcel Value 589,200								
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			
18	04-12-2007	MN	Maintenance	16,200		100		RPLC WINDOW & ROOF		10-02-2019	SJD	4		20	Field Review			
										04-12-2013	VGS			20	Field Review			
										12-01-2007	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	17,805	SF	16.82	1.00000	5	1.00	0050	1.000			1.0000	16.82	299,500	
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value				299,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1129	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	436				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1129				

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

COST / MARKET VALUATION	
Net Other Adj	361,377
Replace Cost	35,490
Year Built	1977
Effective Year Built	1994
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	289,700
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,129	1,129	1,129	153.65	173,467
BSM	Basement	0	1,129	226	30.76	34,724
DCK	Deck	0	291	29	15.31	4,456
FGR	Garage	0	506	202	61.34	31,037
FOP	Open Porch	0	32	5	24.01	768
FUS	Finished Upper Story	761	761	761	153.65	116,925
Ttl Gross Liv / Lease Area		1,890	3,848	2,352		361,377



20 TROUT FARM LN

