

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DIAMOND KATHLEEN A 25 TROUT FARM LN DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020		561,800	561,800
				0	Medium			RESIDNTL	1020	9,600	9,600	
SUPPLEMENTAL DATA												
Alt Prcl ID 082/110.0-0223-0035.					Cyclical Exemption 2							
Scnd Hom					W							
Tax Class T					District							
Tot Fin Are 1568					Res Exem							
Total Acres 0					Assoc Pid#							
Chapter La												
GIS ID F_862908_2834830												
									Total	571,400	571,400	

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DIAMOND KATHLEEN A							48648	0253	07-11-2017	U	I	319,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HEYMSFELD SUSAN (1/4)							32094	0324	01-20-2006	U	I		1	2023	1020	528,300	2022	1020	418,700	2021	1020	396,700
GOLDSMITH ROBERT W							17711	0066	07-29-1999	U	I		1		1020	7,400		1020	7,400		1020	7,400
												Total	535,700	Total	426,100	Total	404,100					

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)							561,800					
0001					Appraised Xf (B) Value (Bldg)							0					
					Appraised Ob (B) Value (Bldg)							9,600					
					Appraised Land Value (Bldg)							0					
					Special Land Value							0					
					Total Appraised Parcel Value							571,400					
					Valuation Method							C					
					Total Appraised Parcel Value							571,400					

NOTES												VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
QPO-21-28	11-05-2021	MN	Maintenance	40,958		100	11-05-2021	REPLACE 11 WNDWS 2 PATI	11-20-2017	SJD	9		01	Measure - No Entry			
2017-49	04-20-2017	MN	Maintenance	6,500		100		WOOD SIDING AND STRIP &	07-13-2013	SJD	3		30	Quality Control			
18	02-25-2011	AD	Addition	12,400		100		1/2 BATH IN CLUBHOUS									

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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000	0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8025	C 8025
Interior Wall 2					Owne
Interior Floor 1	12	Hardwood		Trout Farm	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	02	Oil	Condo Flr	B2AC	2 Bedroom AC
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				130
Full Baths	2		COST / MARKET VALUATION		
Half Baths	0		Net Other Adj		657,957
Extra Fixtures	0		Replace Cost		53,200
Total Rooms	7		Year Built		711,171
Bath Style	02	Average	Effective Year Built		1978
Kitchen Style	02	Average	Depreciation Code		2000
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	9		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		21
SF Basement	1212		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	03	Average	Condition %		
SF Fin Bsmt	1200		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		561,800
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2	4	WO Bsmt	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>BAS (1,424 sf)</p>
<p>BSM (1,212 sf)</p>
<p>WDK (133 sf)</p>

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
FGR1	Garage - 1 Sto	L	264	52.00	1978	A	70	C	1.00	9,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,424	1,424	1,424	391.87	558,029	
BSM	Basement	0	1,212	242	78.25	94,834	
WDK	Deck	0	133	13	38.30	5,094	
Ttl Gross Liv / Lease Area		1,424	2,769	1,679		657,957	

