

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA		
PHIPPEN MICHAEL CHARLES				0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed			
30 TROUT FARM LN, UNIT 6				0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	338,400	338,400			
DUXBURY MA 02332		SUPPLEMENTAL DATA		Alt Prcl ID 082/110.0-0223-0036.		Cyclical Exemption 2				RESIDNTL	1020	9,600	9,600			
				Scnd Hom		District W				Total		348,000	348,000			
				Tax Class T		Res Exem										
				Total Acres 913		Assoc Pid#										
				Chapter La												
				GIS ID F_862755_2834745												
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PHIPPEN MICHAEL CHARLES				54485 246	03-01-2021	Q	I	327,500	00	Year	Code	Assessed	Year	Code	Assessed	
RONAN KATHLEEN J				45226 0085	02-13-2015	Q	I	245,000	00	2023	1020	317,600	2022	1020	251,200	
ARROWSMITH ROBERT B & ARROWSMITH				44142 0001	03-13-2014	U	I	158,000	1		1020	7,400		1020	7,400	
ULSETH ROBERT N TT (L/E)				37628 0307	08-16-2009	U	I	1	1F	Total		325,000	Total		258,600	
										Total		257,700	Total		257,700	
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								APPRAISED VALUE SUMMARY					
				ASSESSING NEIGHBORHOOD				Appraised Bldg. Value (Card)				338,400				
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Xf (B) Value (Bldg)				0							
0001					Appraised Ob (B) Value (Bldg)				9,600							
NOTES													Appraised Land Value (Bldg)		0	
UNIT 6 PLAN BK 23 PG 989													Special Land Value		0	
													Total Appraised Parcel Value		348,000	
													Valuation Method		C	
													Total Appraised Parcel Value		348,000	
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	
QPO-22-9	03-01-2022	MN	Maintenance	6,950		100	03-01-2022	STRIP & REROOF		04-06-2021	SJD	9	1	07	Measure - Info @ Door	
2014-348	11-13-2014	RM	Remodel	4,500		100		REMODEL KITCHEN & LAUN		03-17-2014	JLF	9	1	00	Measure & Listed	
18	02-25-2011	NC	New Construct	12,400		100		1/2 BATH CLUBHOUSE		07-15-2013	SJD	3		30	Quality Control	
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

VISION

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	55	Condominium	AMENITY 1	2	Deck			
Model	05	Res Condo	Amenity 2					
Grade	06	Good	Amenity 3					
Stories	2							
Occupancy			CONDO DATA					
Interior Wall 1	05	Drywall	Parcel Id	8025	C 8025	Own		
Interior Wall 2				Trout Farm	B 1	S 1		
Interior Floor 1	14	Carpet	Adjust Type	Code	Description	Factor%		
Interior Floor 2			Condo Flr	B2AI	2 Bedroom AI	122		
Heat Fuel	02	Oil	Condo Unit	1A	1A	100		
Heat Type	05	Hot Water	COST / MARKET VALUATION					
AC Type	03	Central						
CNS Bedrooms	2		Net Other Adj		370,334			
Full Baths	1		Replace Cost		18,620			
Half Baths	1		Year Built		388,959			
Extra Fixtures	0		Effective Year Built		1983			
Total Rooms	5		Depreciation Code		2008			
Bath Style	02	Average	Remodel Rating		E			
Kitchen Style	02	Average	Year Remodeled					
Kitchen Type	4	Full Eat-In	Depreciation %		13			
Kitchen Func	2		Functional Obsol					
Parking Class	3	Deeded	External Obsol					
SF Basement	496		Trend Factor		1.000			
Bsmt Garage	0		Condition					
Fireplaces	0		Condition %					
Part Bedroom	0		Percent Good		87			
FBM Quality	05	Living Area	Cns Sect Rcnd		338,400			
SF Fin Bsmt	432		Dep % Ovr					
Extra Openings	0		Dep Ovr Comment					
Gas Fireplace	0		Misc Imp Ovr					
Parking			Misc Imp Ovr Comment					
AMENITY 1	2	Deck	Cost to Cure Ovr					
Amenity 2			Cost to Cure Ovr Comment					

BAS (495 sf)
BSM (456 sf)
WDK (130 sf)
FOP (40 sf)

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	1983	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	495	495	495	612.12	303,000	
BSM	Basement	0	456	91	122.16	55,703	
FOP	Open Porch	0	40	6	91.82	3,673	
WDK	Deck	0	130	13	61.21	7,958	
Ttl Gross Liv / Lease Area		495	1,121	605		370,334	

