

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBERTS KEVIN E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
31 TROUT FARM LN #7			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	286,800	286,800
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RESIDNTL	1020	9,600	9,600
Alt Prcl ID 082/110.0-0223-0036.		Cyclical Exemption W			2				
Tax Class T		District Res Exem							
Tot Fin Are 910		Assoc Pid#							
Total Acres 0									
Chapter La									
GIS ID F_862755_2834745									
						Total	296,400	296,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MONAHAN GAIL	58364	197	10-16-2023	Q	I	425,000	00	Year	Code	Assessed	Year	Code	Assessed
ROBERTS KEVIN E	50616	0102	12-11-2018	U	I	1	1	2023	1020	269,200	2022	1020	219,400
ROBERTS KEVIN E	41080	0060	03-09-2012	U	I	180,000	1S		1020	7,400		1020	7,400
FEDERAL NATIONAL MORTGAGE ASSOC	40906	0135	01-27-2012	U	I	199,357	1L						
MERRILL LINDA M	18699	0230	07-14-2000	Q	I	164,900	00						
								Total	276,600	Total	226,800	Total	212,200

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	286,800
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	296,400
Valuation Method	C
Total Appraised Parcel Value	296,400

NOTES							
UNIT 7 PLAN BK 23 PG 989							
Both beds & full bath are located below grade.							

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	02-25-2011	NC	New Construct	12,400		100		1/2 BATH CLUBHOUSE	10-17-2022	SJT	10		00	Measure & Listed
									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

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		CONDO DATA				
Occupancy			Parcel Id	8025	C 8025	Own	
Interior Wall 1	05	Drywall		Trout Farm	B 1	S 1	
Interior Wall 2			Adjust Type	Code	Description	Factor%	
Interior Floor 1	12	Hardwood	Condo Flr	B2AI	2 Bedroom AI	122	
Interior Floor 2			Condo Unit	1A	1A	100	
Heat Fuel	02	Oil	COST / MARKET VALUATION				
Heat Type	05	Hot Water					
AC Type	03	Central					
CNS Bedrooms	2		Net Other Adj		372,899		
Full Baths	1		Replace Cost		19,950		
Half Baths	1		Year Built		392,849		
Extra Fixtures	0		Effective Year Built		1983		
Total Rooms	5		Depreciation Code		1994		
Bath Style	03	Modern	Remodel Rating		A		
Kitchen Style	03	Modern	Year Remodeled				
Kitchen Type	4	Full Eat-In	Depreciation %		27		
Kitchen Func	5		Functional Obsol				
Parking Class	3	Deeded	External Obsol				
SF Basement	470		Trend Factor		1.000		
Bsmt Garage	0		Condition				
Fireplaces	0		Condition %				
Part Bedroom	0		Percent Good		73		
FBM Quality	05	Living Area	Cns Sect Rcnd		286,800		
SF Fin Bsmt	470		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				

<p>BAS (502 sf)</p>
<p>BSM (470 sf)</p>
<p>WDK (130 sf)</p>
<p>FOP (40 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	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	502	502	502	606.34	304,383
BSM	Basement	0	470	94	121.27	56,996
FOP	Open Porch	0	40	6	90.95	3,638
WDK	Deck	0	130	13	60.63	7,882
Ttl Gross Liv / Lease Area		502	1,142	615		372,899

