

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FOSTER DENISE F			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	384,000	384,000
				0 Medium		RESIDNTL	1020	9,600	9,600
38 TROUT FARM LN #A		<b>SUPPLEMENTAL DATA</b>							
DUXBURY MA 02332		Alt Prcl ID 082/110.0-0223-0044.		Cyclical Exemption 2					
		Scnd Hom		W					
		Tax Class T		District					
		Tot Fin Are 1324		Res Exem					
		Total Acres							
		Chapter La							
		GIS ID F_862669_2834390		Assoc Pid#					
						Total	393,600	393,600	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FOSTER DENISE F		25510 0308	06-20-2003	Q	I	313,500	00	Year	Code	Assessed	Year	Code	Assessed
GARDNER ANN		13329 0264	12-21-1994	Q	I	149,900	00	2023	1020	374,500	2022	1020	297,100
									1020	7,400		1020	7,400
								Total	381,900	Total	304,500	Total	321,100

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
2023	41D	ELDERLY	1000.00
Total			1,000.00

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0001	B
	Tracing
	Batch

NOTES	
UNIT 1 PLAN BK 37 PG 476	

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	01-22-2016	SJD	0	1	00	Measure & Listed
13256	06-21-1995	NC	New Construct	20,000		100		3 CAR DETACHED GAR	07-15-2013	SJD	3		30	Quality Control
13090	02-11-1994	NC	New Construct	99,000		100		UNIT 1/2 BD CONDO	10-24-1995	PJW		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	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		
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3	7	Open Porch
Stories	1		<b>CONDO DATA</b>		
Occupancy			Parcel Id	8025	C   8025
Interior Wall 1	05	Drywall		Trout Farm	B   1   S   1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr	B2XC	2 Bedroom XC
Interior Floor 2			Condo Unit	1A	1A
Heat Fuel	02	Oil			Factor%
Heat Type	04	Forced Air-Duc	<b>COST / MARKET VALUATION</b>		
AC Type	03	Central			
CNS Bedrooms	2		Net Other Adj		514,787
Full Baths	2		Replace Cost		11,200
Half Baths	0		Year Built		525,999
Extra Fixtures	0		Effective Year Built		1994
Total Rooms	5		Depreciation Code		1994
Bath Style	02	Average	Remodel Rating		F
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		27
Kitchen Func	4		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	0		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		73
FBM Quality			Cns Sect Rcnld		384,000
SF Fin Bsmt	0		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1			Cost to Cure Ovr		
Amenity 2	2	Deck	Cost to Cure Ovr Comment		

<p><b>BAS</b> (1,324 sf)</p>
<p><b>FOP</b> (133 sf)</p>
<p><b>WDK</b> (85 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	1994	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	1,324	1,324	1,324	380.48	503,753
FOP	Open Porch	0	133	20	57.21	7,610
WDK	Deck	0	85	9	40.29	3,424
Ttl Gross Liv / Lease Area		1,324	1,542	1,353		514,787

