

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																														
NAPOLITANO GARY R NAPOLITANO KARA T 38 TROUT FARM LN #3 DUXBURY MA 02332				0	Water	0	Arterial	0	Average	Description RESIDNTL RESIDNTL	Code 1020 1020	Appraised 421,800 9,600	Assessed 421,800 9,600																											
				0	No Sewer	0	Paved	0	Average																															
						0	Heavy																																	
SUPPLEMENTAL DATA																																								
		Alt Prcl ID 082/110.0-0223-0044. Scnd Hom Tax Class T Tot Fin Are 1621 Total Acres Chapter La GIS ID F_862669_2834390				Cyclical Exemption W District Res Exem		2																																
											Total	431,400	431,400																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																										
NAPOLITANO GARY R				13323 0135		12-16-1994		Q I		144,600 00		Year		Code		Assessed		Year		Code		Assessed																		
												2023		1020		404,500		2022		1020		321,000		2021		1020		309,600												
														1020		7,400				1020		7,400				1020		7,400												
											Total	411,900	Total	328,400	Total	317,000																								
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) 421,800																				
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 431,400																										
														Valuation Method C																										
														Total Appraised Parcel Value 431,400																										
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				07-15-2013		SJD		3				30		Quality Control										
13092		02-11-1994		NC		New Construct		84,000				100				UNIT 3/2 BD CON W/DK																								
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

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	3	Patio
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8025	C 8025 Owne
Interior Wall 2				Trout Farm	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2XI	2 Bedroom XI
Heat Fuel	02	Oil	Condo Unit	1B	1B
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				485,047
Full Baths	2		Net Other Adj		11,200
Half Baths	0		Replace Cost		496,251
Extra Fixtures	0		Year Built		1994
Total Rooms	5		Effective Year Built		2006
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	7		Depreciation %		15
Parking Class	3	Deeded	Functional Obsol		
SF Basement	0		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		85
SF Fin Bsmt	0		Cns Sect Rcnd		421,800
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	3	Patio	Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	
(1,598 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	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	1,598	1,598	1,598	303.53	485,047	
Ttl Gross Liv / Lease Area		1,598	1,598	1,598		485,047	

