

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ARNOLD BRUCE M TRUSTEE			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
BRUCE M ARNOLD REVOCABLE TR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	447,100	447,100
42 TROUT FARM LN #1				0 Heavy		RESIDNTL	1020	9,600	9,600
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID 082/110.0-0223-0048.			Cyclical Exemption 2				
		Scnd Hom			W				
		Tax Class T			District				
		Tot Fin Are 1335			Res Exem				
		Total Acres							
		Chapter La							
		GIS ID F_862560_2834435			Assoc Pid#				
Total							456,700	456,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ARNOLD BRUCE M TRUSTEE		52266 20	01-27-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
ARNOLD, BRUCE M		52235 192	01-16-2020	U	I	100	1A	2023	1020	428,700	2022	1020	340,100
ARNOLD BRUCE M TT		43542 0106	08-28-2013	U	I	1	1A		1020	7,400		1020	7,400
ARNOLD BRUCE M		30351 0271	04-15-2005	Q	I	324,500	00						
RABIDEAU EDGAR B		13155 0041	09-20-1994	Q	I	144,900	00						
Total							436,100	Total	347,500	Total	332,300		

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total				0.00					

ASSESSING NEIGHBORHOOD				NOTES				VISIT / CHANGE HISTORY						
Nbhd	Nbhd Name	B	Tracing	Batch	UNIT 1 - FIRST FLOOR				Date	Id	Type	Is	Cd	Purpose/Result
0001					PLN BK 37 PG 83				10-20-2021	SJT	10		00	Measure & Listed
								07-15-2013	SJD	3		30	Quality Control	
								Appraised Bldg. Value (Card)				447,100		
								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				456,700		
								Valuation Method				C		
								Total Appraised Parcel Value				456,700		

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	
13255	06-21-1994	NC	New Construct	20,000		100		3 CAR DETACHED GAR	10-20-2021	SJT	10		00	Measure & Listed	
13093	02-11-1994	NC	New Construct	99,000		100		UNIT 1/2BED CONDO	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	7	Open Porch
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	B2XC	2 Bedroom XC
Heat Fuel	02	Oil	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			116
CNS Bedrooms	2				100
Full Baths	2		COST / MARKET VALUATION		
Half Baths	0		Net Other Adj		514,787
Extra Fixtures	0		Replace Cost		11,200
Total Rooms	4		Year Built		525,999
Bath Style	02	Average	Effective Year Built		1994
Kitchen Style	03	Modern	Depreciation Code		2006
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	1		Year Remodeled		15
Parking Class	3	Deeded	Depreciation %		
SF Basement	0		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality			Condition %		
SF Fin Bsmt	0		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		447,100
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	7	Open Porch	Misc Imp Ovr		
Amenity 2			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS (1,324 sf)
FOP (133 sf)
WDK (85 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	1,324	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

