

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FORD DREW W			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	408,100	408,100
				0 Heavy		RESIDNTL	1020	9,600	9,600
42 TROUT FARM #C-3		<b>SUPPLEMENTAL DATA</b>							
DUXBURY MA 02332		Alt Prcl ID 082/110.0-0223-0048.		Cyclical Exemption W					
		Scnd Hom		District Res Exem					
		Tax Class T		Assoc Pid#					
		Tot Fin Are 1574							
		Total Acres							
		Chapter La							
		GIS ID F_862560_2834435							
						Total		417,700	417,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FORD DREW W	50962	0167	04-01-2019	U	I	320,000	1	Year	Code	Assessed	Year	Code	Assessed
SANDBERG STEPHEN & PAAPE MICHELE	28540	0181	06-28-2004	Q	I	375,000	00	2023	1020	391,400	2022	1020	310,600
GOMES ALDO R	22903	0056	09-20-2002	Q	I	290,000	00		1020	7,400	2021	1020	299,600
HOSS KATHLEEN C	13141	0005	09-13-1994	Q	I	120,000	00						
						Total		398,800	Total		318,000	Total	307,000

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)	408,100
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	417,700
Valuation Method	C
Total Appraised Parcel Value	417,700

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
18	02-25-2011	NC	New Construct	12,400		100		1/2 BATH CLUBHOUSE	05-06-2020	SJD	9		20	Field Review
13095	02-11-1994	NC	New Construct	84,000		100		UNIT 3/2 BD CON W/DK	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	1				
Occupancy			<b>CONDO DATA</b>		
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	<b>COST / MARKET VALUATION</b>		
CNS Bedrooms	2				468,878
Full Baths	2		Net Other Adj		11,200
Half Baths	0		Replace Cost		480,084
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	4		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		408,100
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**BAS  
(1,511 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	1,511	1,511	1,511	310.31	468,878
Ttl Gross Liv / Lease Area		1,511	1,511	1,511		468,878

