

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ZOLTOWSKI SHAYNA L TRUSTEE SHAYNA L ZOLTOWSKI TRUST 50 TROUT FARM LN		0	Water	0	Subdivision	0	Good	Description	Code	Appraised	Assessed
		0	Septic	0	Paved	0	Average	RESIDENTL	1010	319,400	319,400
DUXBURY MA 02332		SUPPLEMENTAL DATA				RES LAND		1010	294,400	294,400	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1918 Total Acres .378 Chapter Lan GIS ID F_862479_2834208		Cyclical 2 Exemption W District Res Exem Assoc Pid#				Total		613,800	613,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ZOLTOWSKI SHAYNA L TRUSTEE	53753	149	11-03-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
ZOLTOWSKI SHAYNA L	52017	62	11-27-2019	U	I	100	1A	2023	1010	284,700	2022	1010	256,600
ZOLTOWSKI SHAYNA L TRUSTEE	40353	0320	09-23-2011	Q	I	280,000	00		1010	305,900		1010	255,800
FORD DOLORES S TRS	31395	0299	09-23-2005	U	I	1	1F						
FORD DOLORES S	31395	0283	09-23-2005	U	I	1	1F						
		Total						590,600		Total		512,400	
										Total		439,600	

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
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	319,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	294,400
Special Land Value	0
Total Appraised Parcel Value	613,800
Valuation Method	C
Total Appraised Parcel Value	613,800

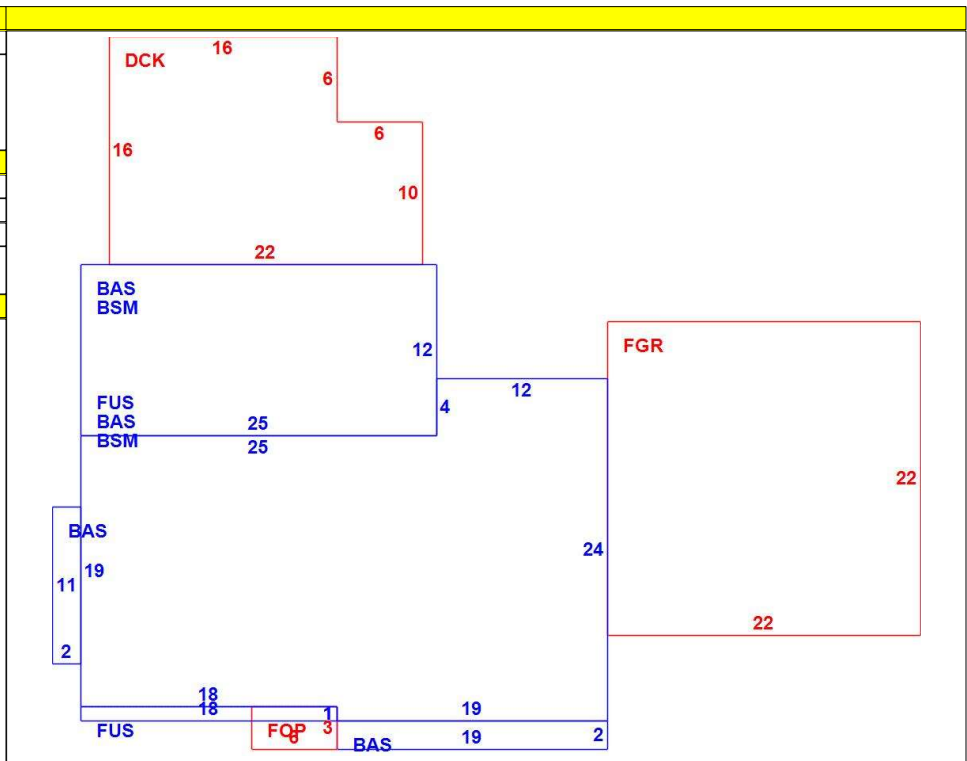
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-27	11-08-2022	MN	Maintenance	4,027		100		Weatherization and air sealing	10-02-2019	SJD	4		20	Field Review
360	10-13-2006	MS	Miscellaneous	4,200	10-17-2007	100		130' EXT ON DECK	04-12-2013	VGS			20	Field Review
13100	02-23-1994	NC	New Construct	108,000	11-30-1995	100		ATT 2 BD TOWN HOUSE	10-17-2007	BSB		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	1010	Single Family	PD	Primary	16,469	SF	17.88	1.00000	5	1.00	0050	1.000	EASEMENT C --DV -17500 RE	1.0000	17.88	294,400
Total Card Land Units					0.38	AC	Parcel Total Land Area					0.38	Total Land Value			294,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1108	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1108				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	355,613
Replace Cost	20,150
Year Built	375,763
Effective Year Built	1994
Depreciation Code	2006
Remodel Rating	G
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnld	319,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,130	1,130	1,130	150.11	169,625
BSM	Basement	0	1,108	222	30.08	33,325
DCK	Deck	0	316	32	15.20	4,804
FGR	Garage	0	484	194	60.17	29,122
FOP	Open Porch	0	18	3	25.02	450
FUS	Finished Upper Story	788	788	788	150.11	118,287
Ttl Gross Liv / Lease Area		1,918	3,844	2,369		355,613

