

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HAMILTON PETER F			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
HAMILTON DIANA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	222,600	222,600	
53 TROUT FARM LN				0 Medium		RES LAND	1010	283,000	283,000	
SUPPLEMENTAL DATA						RESIDNTL	1010	1,100	1,100	VISION
DUXBURY	MA	02332	Alt Prcl ID	Cyclical	2					
			Scnd Home 500307	Exemption						
			Tax Class T	W						
			Tot Fin Area 1480	District						
			Total Acres .315	Res Exem						
			Chapter Lan							
			GIS ID F_862403_2834034	Assoc Pid#						
						Total		506,700	506,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HAMILTON PETER F		36079 0345	06-16-2008	Q	I	373,000	00	Year	Code	Assessed	Year	Code	Assessed			
HIRSCHFELD PHILIP A		15434 0285	08-28-1997	Q	I	210,000	00	2023	1010	194,800	2022	1010	176,300			
SEAMON WALTER E		13005 0022	07-07-1994	U	I	1	1A		1010	293,700		1010	243,600			
									1010	700		1010	700			
								Total		489,200	Total		420,600	Total		366,400

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total				
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch
NOTES			
CATHEDRAL CEILINGS - SHARE OF COM AREA			

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
2014-199	09-24-2014	MS	Miscellaneous	1,350		100		REMOVE & REPL CHIMNEY LIN	10-02-2019	SJD	4		20	Field Review
									04-12-2013	VGS			20	Field Review
									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	13,742 SF	20.60	1.00000	5	1.00	0050	1.000	EASMT "L"		1.0000	20.59	283,000
					Total Card Land Units	0.32	AC	Parcel Total Land Area				0.32	Total Land Value			283,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	778	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	216				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	778				

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

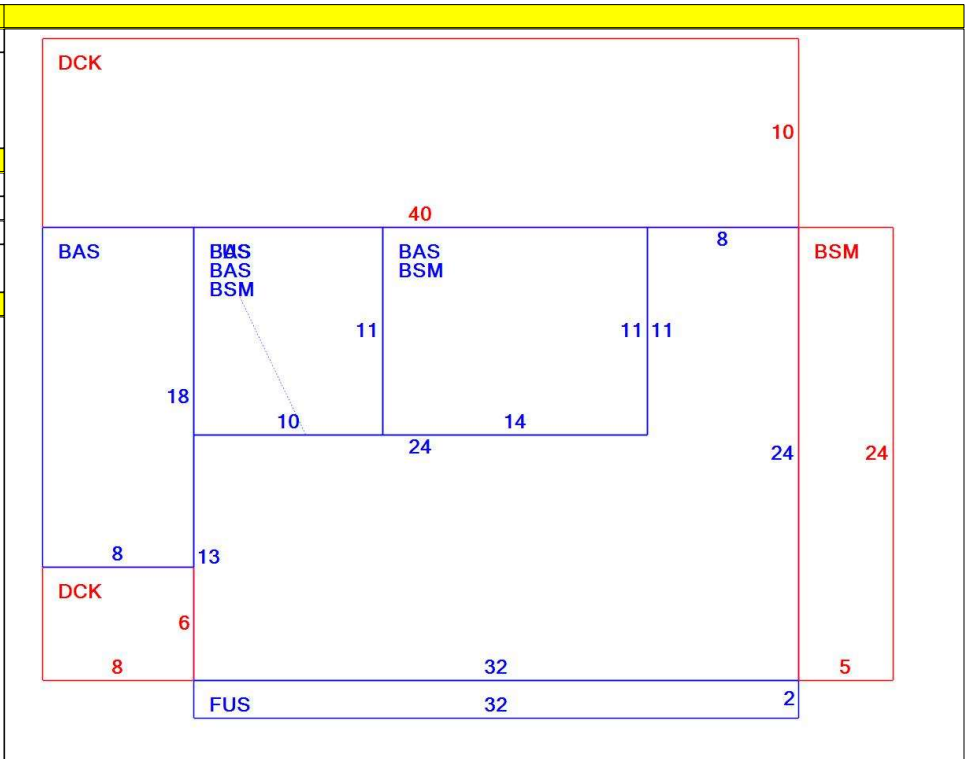
COST / MARKET VALUATION	
Net Other Adj	278,865
Replace Cost	26,000
Year Built	304,866
Effective Year Built	1981
Depreciation Code	1994
Remodel Rating	A
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnld	222,600
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
SHD1	Shed	L	72	21.00	1985	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	165.89	151,294
BSM	Basement	0	778	156	33.26	25,879
DCK	Deck	0	448	45	16.66	7,465
FUS	Finished Upper Story	568	568	568	165.89	94,227
Ttl Gross Liv / Lease Area		1,480	2,706	1,681		278,865



53 TROUT FARM LN

