

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
IWASKOW NICHOLAS P 56 TROUT FARM LN DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	324,500	324,500
				0	Medium			RES LAND	1010	278,100	278,100
SUPPLEMENTAL DATA						Total		602,600	602,600		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1811 Total Acres .29 Chapter Lan GIS ID F_862211_2834056				Cyclical 2 Exemption W District Res Exem Assoc Pid#							

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
IWASKOW NICHOLAS P		56810 83	05-16-2022	Q	I	575,000	00	Year	Code	Assessed	Year	Code	Assessed
HOGAN CAROLYN L		56810 79	05-16-2022	U	I	1	1F	2023	1010	282,600	2022	1010	237,100
HOGAN CAROLYN L		17858 0330	09-13-1999	Q	I	232,500	00		1010	288,200		1010	238,100
SOUTH SHORE HOLDINGS, LTD.MORTG		10454 0334	03-30-1993	Q	I	164,500	00						
SOUTH SHORE HOLDINGS, LTD.		10454 0334	04-15-1992	Q	I	187,000	00						
Total								570,800	Total	475,200	Total	415,600	

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				

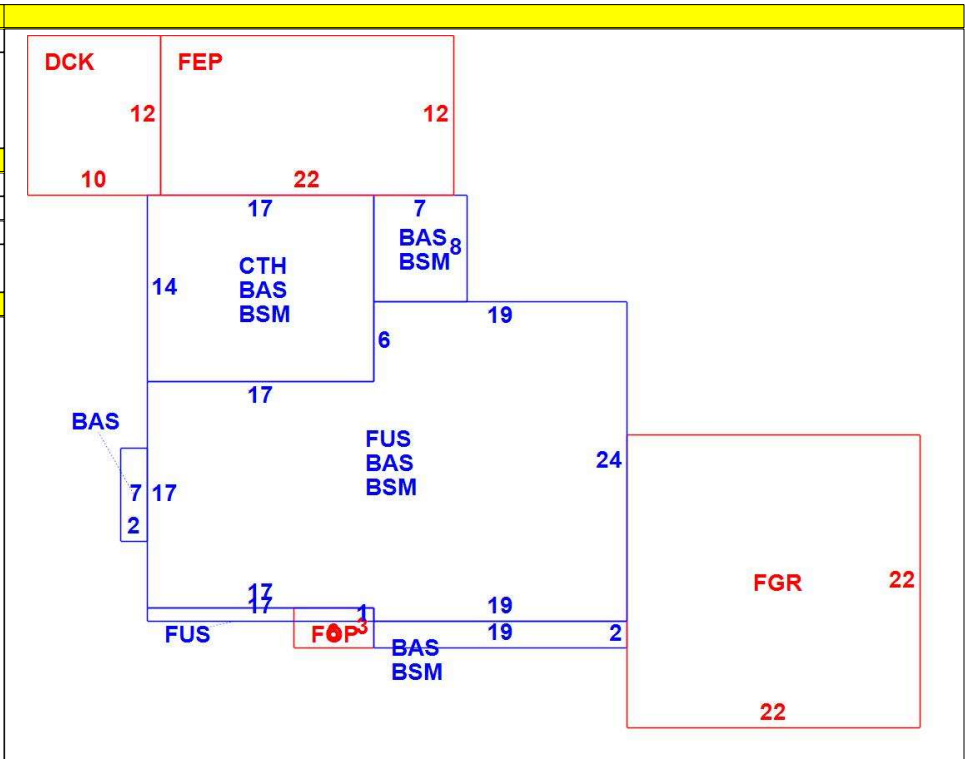
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	324,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	278,100
Special Land Value	0
Total Appraised Parcel Value	602,600
Valuation Method	C
Total Appraised Parcel Value	602,600

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-23-10	02-08-2023	MN	Maintenance	3,157		100	02-08-2023	INSULATE 760SF ATTIC FLOOR	07-11-2022	SJD	9	1	00	Measure & Listed
2015-16	03-16-2015	MN	Maintenance	5,250		100		STRIP & REROOF	02-03-2020	SJT	0		06	Inspection Only
16	01-12-2004	AD	Addition	15,000	10-15-2004	100		ADD 3 SEASON RM/DECK	10-02-2019	SJD	4		20	Field Review
11427	11-02-1989	NC	New Construct	64,300	01-01-1992	100		2 STY TOWN HOUSE	04-12-2013	VGS			20	Field Review
									10-15-2004	KP		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	12,662 SF	21.96	1.00000	5	1.00	0050	1.000		1.0000	21.96	278,100
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value			278,100

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1077	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		361,611
Interior Floor 2			Replace Cost		20,150
Heat Fuel	03	Gas	Year Built		381,761
Heat Type	05	Hot Water	Effective Year Built		1990
AC Type	01	None	Depreciation Code		2006
Bedrooms	2		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnd		324,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1077		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	1,091	1,091	1,091	147.06	160,438
BSM	Basement	0	1,077	215	29.36	31,617
CTH	Cathedral Ceiling	0	238	24	14.83	3,529
DCK	Deck	0	120	12	14.71	1,765
FEP	Finished Enclosed Porch	0	264	158	88.01	23,235
FGR	Garage	0	484	194	58.94	28,529
FOP	Open Porch	0	18	3	24.51	441
FUS	Finished Upper Story	762	762	762	147.06	112,057
Ttl Gross Liv / Lease Area		1,853	4,054	2,459		361,611

