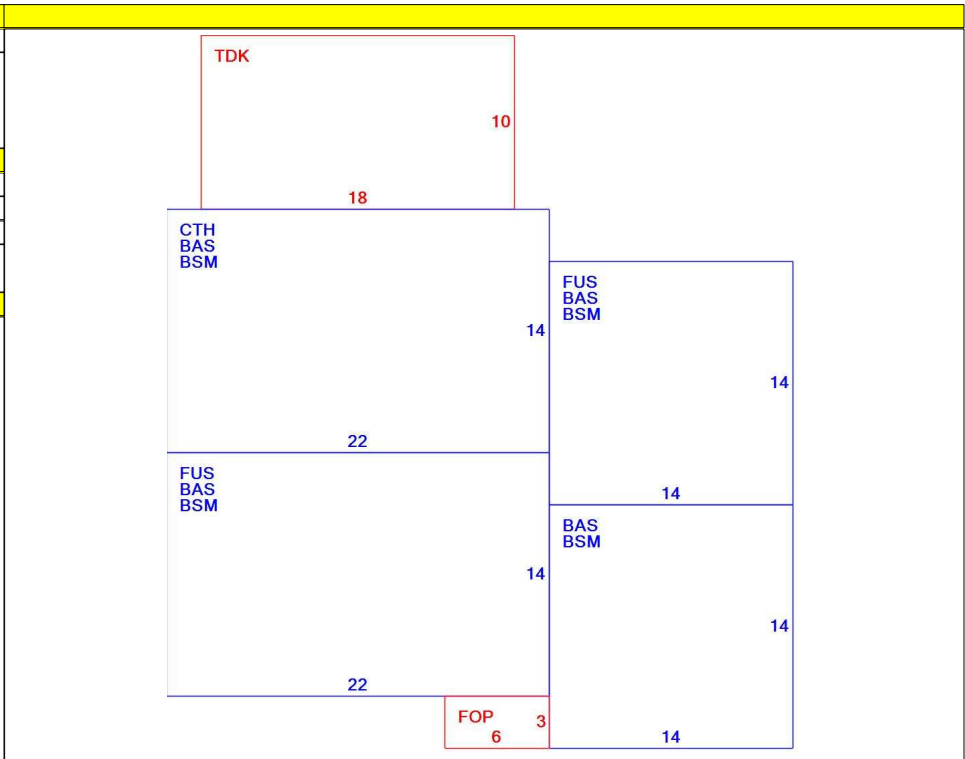


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION								
HINKELMAN KATHLEEN C 61 TROUT FARM LN DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1010 327,200 327,200 RES LAND 1010 234,900 234,900 RESIDNTL 1010 1,700 1,700										
		0	No Sewer	0	Paved	0	Average															
				0	Medium																	
SUPPLEMENTAL DATA												Total		563,800	563,800							
Alt Prcl ID		Scnd Home		Cyclical Exemption		2																
Tax Class T		Tot Fin Area 1512		District		Res Exem																
Total Acres .142		Chapter Lan		Assoc Pid#																		
GIS ID F_862331_2834630																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
HINKELMAN KATHLEEN C				50618	0133	12-12-2018		Q	I	445,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WALTERS LISA M				33118	0205	07-31-2006		U	I	425,000		1	2023	1010	290,500	2022	1010	263,600	2021	1010	236,200	
CEDRONE ANTHONY M				22527	0209	07-30-2002		Q	I	350,000		00		1010	231,500		1010	190,700		1010	179,600	
CATALANO AYSLEY				16412	0094	07-17-1998		Q	I	188,000		00		1010	1,100		1010	1,100		1010	1,100	
COLTON BRADFORD W				13833	0321	09-18-1995		U	I	1		1F										
Total												523,100	Total	455,400	Total	416,900						
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int													
Total				0.00									APPRAISED VALUE SUMMARY									
												Appraised Bldg. Value (Card)				327,200						
												Appraised Xf (B) Value (Bldg)				0						
												Appraised Ob (B) Value (Bldg)				1,700						
												Appraised Land Value (Bldg)				234,900						
												Special Land Value				0						
												Total Appraised Parcel Value				563,800						
												Valuation Method				C						
												Total Appraised Parcel Value				563,800						
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					
154	12-29-2006	MS	Miscellaneous	12,076		100		RPL 10 WINDOWS				10-02-2019	SJD	4		20	Field Review					
11085	12-14-1988	NC	New Construct	82,000	01-01-1991	100		TOWN HOUSE				04-02-2019	SJD	9		01	Measure - No Entry					
											04-12-2013	VGS			20	Field Review						
											12-19-2007	BSB			01	Measure - No Entry						
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	6,180 SF	38.01	1.00000	5	1.00	0050	1.000			1.0000		38.01	234,900					
Total Card Land Units					0.14	AC	Parcel Total Land Area					0.14	Total Land Value					234,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			332,969
Interior Floor 2			Net Other Adj		38,860
Heat Fuel	02	Oil	Replace Cost		371,828
Heat Type	04	Forced Air-Duc	Year Built		1989
AC Type	03	Central	Effective Year Built		2009
Bedrooms	3		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		12
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		88
Gas Fireplaces	0		Cns Sect Rcnd		327,200
Sq Ft Fin Bsmt	304		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1008		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
PTO	Patio	L	160	15.00	1990	A	70	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	188.54	190,052
BSM	Basement	0	1,008	202	37.78	38,086
CTH	Cathedral Ceiling	0	308	31	18.98	5,845
FOP	Open Porch	0	18	3	31.42	566
FUS	Finished Upper Story	504	504	504	188.54	95,026
TDK	Trex Deck	0	180	18	18.85	3,394
Ttl Gross Liv / Lease Area		1,512	3,026	1,766		332,969

