

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RINES-TOTH SUZI TRS			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905	
60 TROUT FARM LN RLTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	264,600	264,600		
60 TROUT FARM LN		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	252,100	252,100	DUXBURY, MA	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1894 Total Acres .19 Chapter Lan GIS ID F_862271_2834578			Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		516,700	516,700	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RINES-TOTH SUZI TRS	22265	0008	06-17-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
TOTH SUZI RINES	20867	0082	11-08-2001	U	I	0	1F	2023	1010	230,400	2022	1010	216,200		
RINES ROBERT H	16488	0015	08-07-1998	Q	I	211,000	00		1010	254,000	2021	1010	192,100		
ANDREZYK CHERYL A & HOWARD KAR	10392	0260	07-24-1991	Q	I	158,000	00	Total		484,400	Total		423,900	Total	382,400

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 264,600				
Nbhd		Nbhd Name	B	Tracing		Batch		Appraised Xf (B) Value (Bldg) 0				
0050						Appraised Ob (B) Value (Bldg) 0						
						Appraised Land Value (Bldg) 252,100						
						Special Land Value 0						
						Total Appraised Parcel Value 516,700						
						Valuation Method C						
						Total Appraised Parcel Value 516,700						

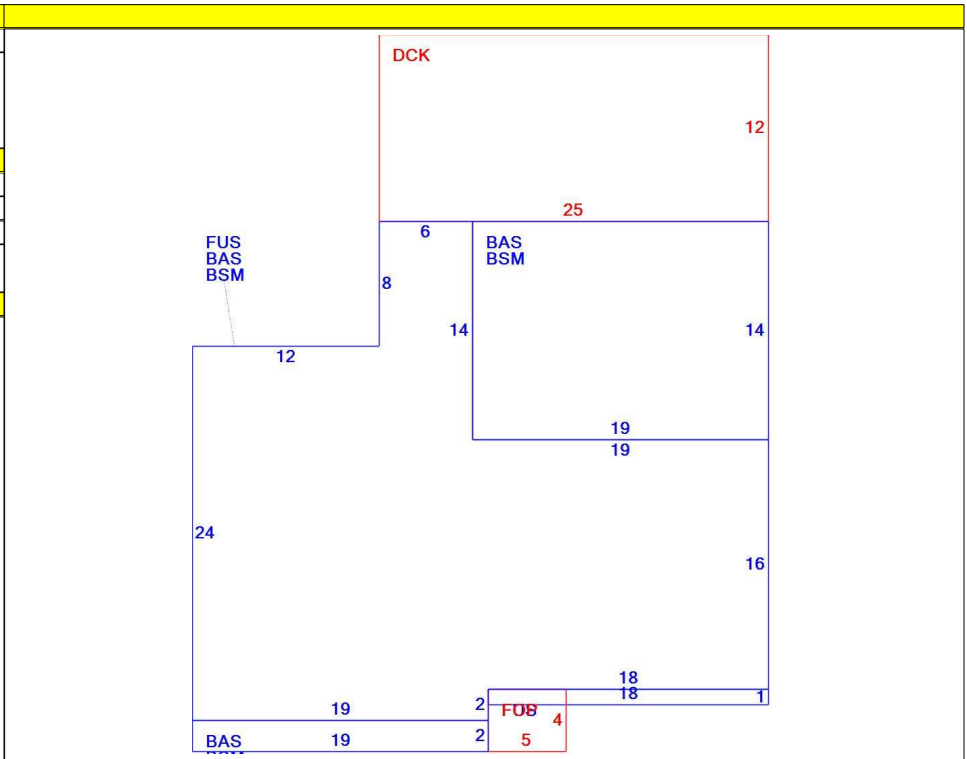
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
159	09-19-2011	MN	Maintenance	7,133		100		3 REPL WINDOWS	10-02-2019	SJD	4		20	Field Review
									04-12-2013	VGS			20	Field Review
									10-09-2007	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	WP	Primary	8,265 SF	30.50	1.00000	5	1.00	0050	1.000	EASMT "A"	1.0000	30.50	252,100	
Total Card Land Units					0.19	AC	Parcel Total Land Area					0.19	Total Land Value			252,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1090	
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	12	Space Heat			
AC Type	03	Central			
Bedrooms	2				
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	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1090				

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

COST / MARKET VALUATION	
Net Other Adj	343,543
Replace Cost	18,980
Year Built	362,523
Effective Year Built	1983
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 Rcnd	264,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,090	1,090	1,090	160.16	174,574	
BSM	Basement	0	1,090	218	32.03	34,915	
DCK	Deck	0	300	30	16.02	4,805	
FOP	Open Porch	0	20	3	24.02	480	
FUS	Finished Upper Story	804	804	804	160.16	128,769	
Ttl Gross Liv / Lease Area		1,894	3,304	2,145		343,543	

