

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WENTINK PATRICIA A TT		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	
PATRICIA A WENTINK 2021 TRUST		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	251,900	251,900	
71 TROUT FARM LN		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	260,800	260,800	905 DUXBURY, MA	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1552 Total Acres .215 Chapter Lan		Cyclical 2 Exemption W District Res Exem								
GIS ID F_862140_2834721		Assoc Pid#						Total		512,700	512,700	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WENTINK PATRICIA A TT		56023 182	11-16-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WENTINK MARY A		22295 0287	06-21-2002	Q	I	325,000	00	2023	1010	219,800	2022	1010	208,400	2021	1010	185,600	
BEVANS FRANCES L		17869 0293	09-16-1999	Q	V	200,000	00		1010	267,000		1010	218,400		1010	196,300	
GRABLE JOAN S TRUSTEE		13254 0197	09-29-1994	U	V	172,900	1										
TWO-COUNTY		5292 0298	06-29-1993	U	V	1	1										
Total								486,800		Total		426,800		Total		381,900	

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					APPRAISED VALUE SUMMARY	
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	251,900
0050					Appraised Xf (B) Value (Bldg)	0
					Appraised Ob (B) Value (Bldg)	0
					Appraised Land Value (Bldg)	260,800
					Special Land Value	0
					Total Appraised Parcel Value	512,700
					Valuation Method	C
					Total Appraised Parcel Value	512,700

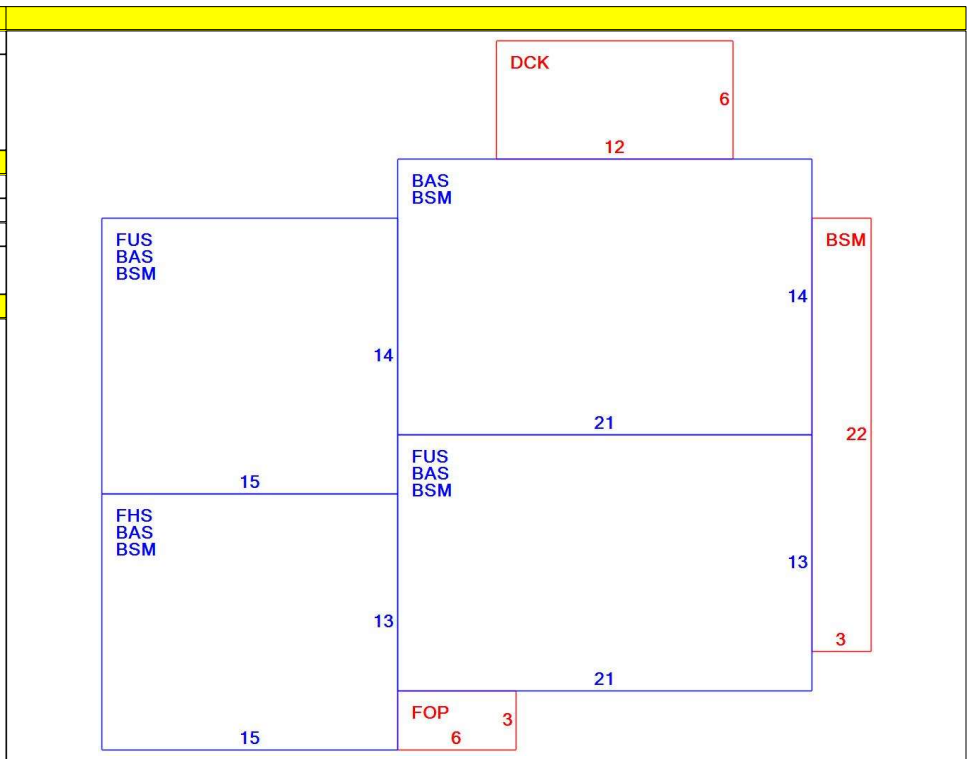
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
12883	07-26-1993	NC	New Construct	107,000	01-01-1994	100		2STY ATTGRU+FRMPRCH	10-02-2019	SJD	4		20	Field Review
									04-12-2013	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	PD	Primary	9,345 SF	27.90	1.00000	5	1.00	0050	1.000		1.0000	27.91	260,800	
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			260,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1038	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			293,659
Interior Floor 2			Net Other Adj		21,190
Heat Fuel	02	Oil	Replace Cost		314,848
Heat Type	05	Hot Water	Year Built		1993
AC Type	03	Central	Effective Year Built		2001
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		20
Total Rooms	5		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	1		Percent Good		80
Gas Fireplaces	0		Cns Sect Rcnld		251,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1038		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	972	972	972	165.82	161,172
BSM	Basement	0	1,038	208	33.23	34,490
DCK	Deck	0	72	7	16.12	1,161
FHS	Finished Half Story	98	195	98	83.33	16,250
FOP	Open Porch	0	18	3	27.64	497
FUS	Finished Upper Story	483	483	483	165.82	80,089
Ttl Gross Liv / Lease Area		1,553	2,778	1,771		293,659



71 TROUT FARM LN

