

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KRISTJANSSON JON SKAFTI HARALSDOTTIR ASTA 64 TROUT FARM LN		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	253,300	253,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA		Cyclical 2 Exemption W District Res Exem				RES LAND	1010	242,300	242,300	<b>VISION</b>
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1512 Total Acres .162 Chapter Lan GIS ID F_862414_2834773				Assoc Pid#				Total		495,600	495,600	

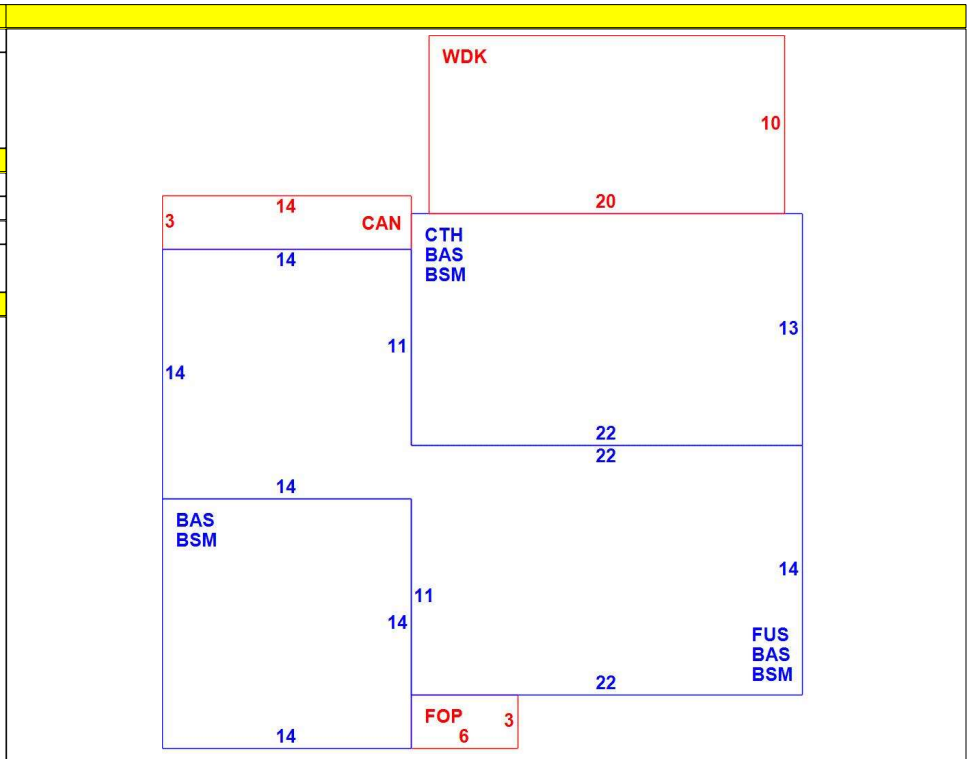
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KRISTJANSSON JON SKAFTI LEE DANIEL J LEFEVRE ARIANE A WANGLER WILLIAM C & CAROL S	57044	228	07-20-2022	Q	I	581,000	00	Year	Code	Assessed	Year	Code	Assessed			
	49437	0115	01-25-2018	Q	I	395,000	00	2023	1010	206,900	2022	1010	186,600			
	43327	0306	07-10-2013	Q	I	287,000	00		1010	240,100		1010	196,900			
	6899	0020	06-30-1986	Q	I	174,900	00	Total		447,000	Total		383,500	Total		349,900

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) 253,300				
Nbhd		Nbhd Name	B	Tracing		Batch		Appraised Xf (B) Value (Bldg) 0				
0050						Appraised Ob (B) Value (Bldg) 0						
						Appraised Land Value (Bldg) 242,300						
						Special Land Value 0						
						Total Appraised Parcel Value 495,600						
						Valuation Method C						
						Total Appraised Parcel Value 495,600						

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
304	07-15-2002	MN	Maintenance	7,386		100		STRIP & REROOF	11-07-2022	SJD	9	1	07	Measure - Info @ Door
									10-02-2019	SJD	4		20	Field Review
									05-21-2018	SJD	9		01	Measure - No Entry
									04-07-2014	SJD	9	1	00	Measure & Listed
									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	7,056 SF	34.34	1.00000	5	1.00	0050	1.000		1.0000	34.34	242,300	
Total Card Land Units					0.16	AC	Parcel Total Land Area					0.16	Total Land Value			242,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			289,922
Interior Floor 2			Net Other Adj		18,980
Heat Fuel	04	Electric	Replace Cost		308,902
Heat Type	04	Forced Air-Duc	Year Built		1985
AC Type	03	Central	Effective Year Built		2003
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnld		253,300
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	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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	986	986	986	166.34	164,006
BSM	Basement	0	986	197	33.23	32,768
CAN	Canopy	0	42	4	15.84	665
CTH	Cathedral Ceiling	0	286	29	16.87	4,824
FOP	Open Porch	0	18	3	27.72	499
FUS	Finished Upper Story	504	504	504	166.34	83,833
WDK	Deck	0	200	20	16.63	3,327
Ttl Gross Liv / Lease Area		1,490	3,022	1,743		289,922

