

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TROIANO TIMOTHY J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
TROIANO KRISTEN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	445,100	445,100	
31 STOCKADE PATH				0 Light		RES LAND	1010	481,100	481,100	
DUXBURY MA 02332						RESIDNTL	1010	5,900	5,900	
SUPPLEMENTAL DATA										
Alt Prcl ID		Scnd Home		Cyclical 2						
Tax Class T		Tot Fin Area 2638		Exemption W						
Total Acres 1.1675		Chapter Lan		District						
GIS ID F_862614_2836025		Assoc Pid#		Res Exem						
						Total		932,100	932,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
TROIANO TIMOTHY J	48797 0208	08-15-2017	Q	I	575,000	00	Year	Code	Assessed	Year	Code	Assessed
DIXON KATHLEEN P	38176 0341	01-27-2010	U	I	1	1F	2023	1010	336,900	2022	1010	319,800
DIXON WILLIAM C, KATHERINE A	35704 0349	03-10-2008	U	I	1	1F		1010	516,400		1010	328,100
DIXON WILLIAM C	28779 0272	07-30-2004	Q	I	535,000	00		1010	3,900		1010	3,900
						Total		857,200	Total	651,800	Total	601,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			445,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			5,900
Appraised Land Value (Bldg)			481,100
Special Land Value			0
Total Appraised Parcel Value			932,100
Valuation Method			C
Total Appraised Parcel Value			932,100

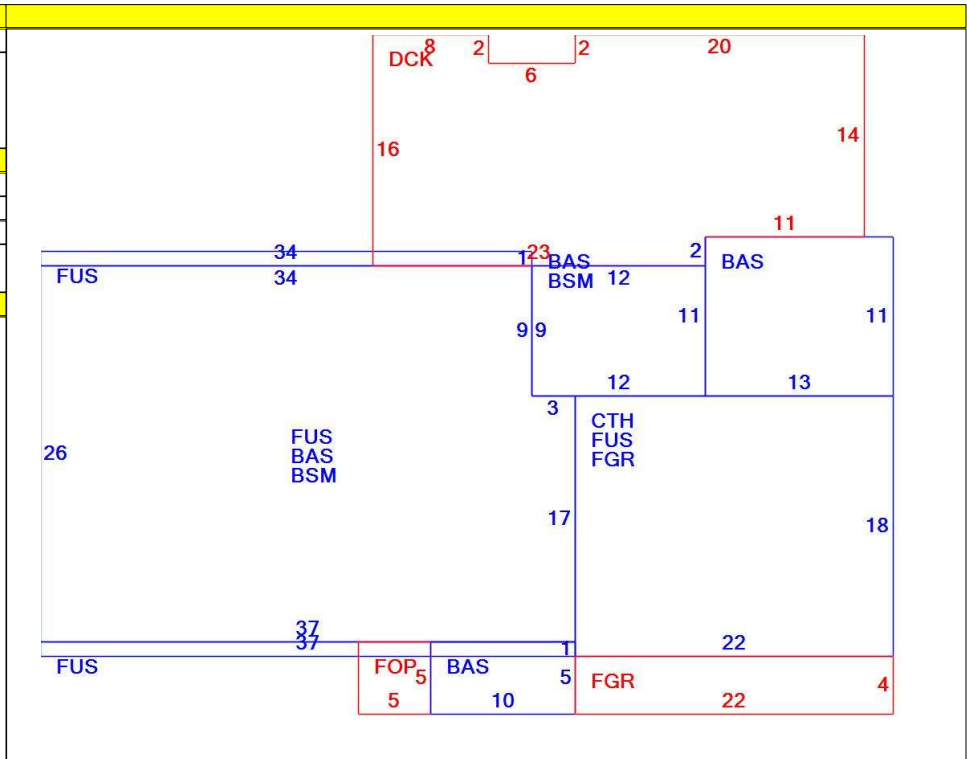
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
ZP-19-8	04-25-2019	MS			07-09-2019	100		10 X 14 UTILITY BLDG.	07-09-2019	SJT	5		12	Property Est. - No Access
									11-17-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-23-2007	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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.249 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	11,700
Total Card Land Units					1.17 AC	Parcel Total Land Area					1.17	Total Land Value			481,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1043	
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	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	10				
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	0				
Bsmt Area	1043				

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

COST / MARKET VALUATION		
Net Other Adj		565,493
Replace Cost		20,150
Year Built		585,643
Effective Year Built		1973
Depreciation Code		1997
Remodel Rating		G
Year Remodeled		
Depreciation %	24	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	76	
Cns Sect Rcnd	445,100	
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
SHD1	Shed	L	140	21.00	2019	E	100	A	2.00	5,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,236	1,236	1,236	180.32	222,879
BSM	Basement	0	1,043	209	36.13	37,688
CTH	Cathedral Ceiling	0	396	40	18.21	7,213
DCK	Deck	0	510	51	18.03	9,196
FGR	Garage	0	484	194	72.28	34,983
FOP	Open Porch	0	25	4	28.85	721
FUS	Finished Upper Story	1,402	1,402	1,402	180.32	252,813
Ttl Gross Liv / Lease Area		2,638	5,096	3,136		565,493

