

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TRINGALE ADAM R			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
TRINGALE JENNIFER L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	415,200	415,200	
115 OLD FARM RD		SUPPLEMENTAL DATA			RESIDNTL	1010	351,300	351,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2304 Total Acres .922 Chapter Lan GIS ID F_860374_2834818			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	6,000	6,000	
							Total	772,500	772,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TRINGALE ADAM R		47126 0331	06-30-2016	Q	I	569,000	00	Year	Code	Assessed	Year	Code	Assessed
GAGE DEREK M & TAMMY H		32748 0209	05-26-2006	Q	I	565,000	00	2023	1010	320,500	2022	1010	294,900
GRAHAM JOSEPH M		16244 0024	05-29-1998	Q	I	240,000	00		1010	365,400		1010	301,100
									1010	7,000		1010	7,000
							Total	692,900	Total	603,000	Total	528,000	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									415,200
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									6,000
Appraised Land Value (Bldg)									351,300
Special Land Value									0
Total Appraised Parcel Value									772,500
Valuation Method									C
Total Appraised Parcel Value									772,500

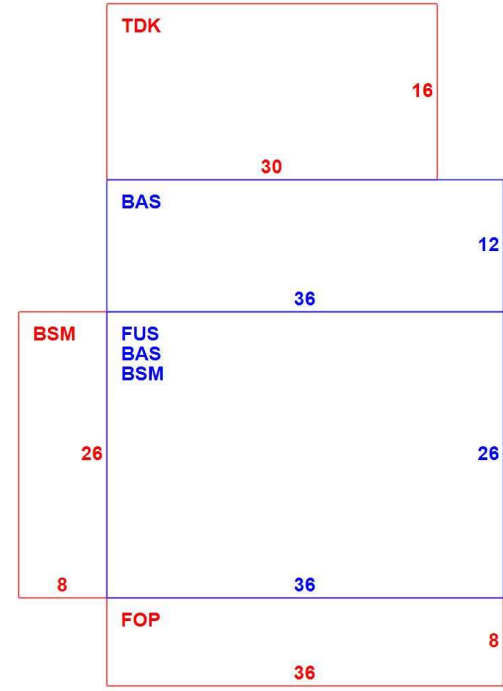
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-23	05-13-2020	MS	Miscellaneous	7,000	09-02-2020	100	07-07-2020	18FT ROUND ABOVE GROUND		09-02-2020	SJT	5		20	Field Review
133	10-10-2008	MN	Maintenance	3,500		100		REROOF		10-14-2016	SJD	9		01	Measure - No Entry
253	08-15-2008	NC	New Construct	16,000		100		NEW 12X14 DECK		04-12-2013	VGS			20	Field Review
587	11-03-2003	AD	Addition	8,600	10-30-2004	100		8 X 36 FARMER PORCH		04-20-2006	KP		1	00	Measure & Listed
12659	01-13-1993	MN	Maintenance	1,260		100		RESHINGLE ROOF							

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	40,152	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	351,300	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			351,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1000				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	1144				

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

COST / MARKET VALUATION	
	494,794
Net Other Adj	51,480
Replace Cost	546,275
Year Built	1971
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	415,200
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
SPL4	Above Ground	L	1	7000.00	2020	G	85	C	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,368	1,368	1,368	188.57	257,957
BSM	Basement	0	1,144	229	37.75	43,181
FOP	Open Porch	0	288	43	28.15	8,108
FUS	Finished Upper Story	936	936	936	188.57	176,497
TDK	Trex Deck	0	480	48	18.86	9,051
Ttl Gross Liv / Lease Area		2,304	4,216	2,624		494,794

