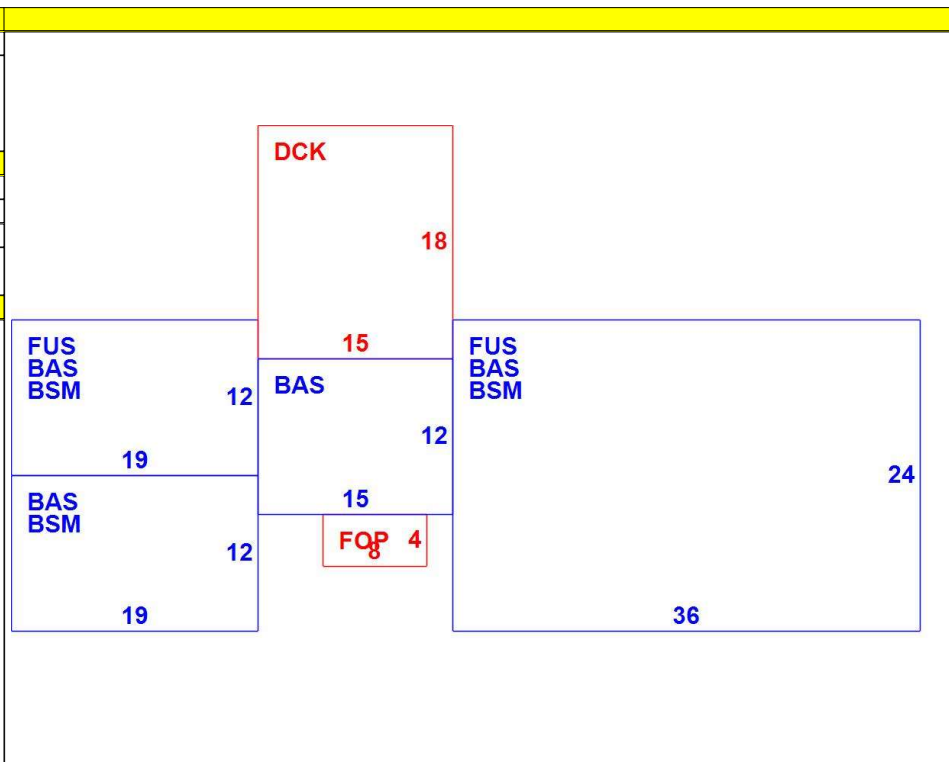


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
ROEST LISA DODD			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
ROEST ARNOLD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	402,600	402,600						
38 TROUT FARM RD		SUPPLEMENTAL DATA				RES LAND	1010	358,900	358,900						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2592 Total Acres 1.168 Chapter Lan GIS ID F_864023_2835431		Cyclical 2 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	1,200	1,200						
						Total		762,700	762,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ROEST LISA DODD		27785 0295	03-23-2004	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	307,700	2022	1010	282,100		
									1010	373,100		1010	307,500		
									1010	800		1010	800		
								Total		681,600	Total		590,400		
								Total			Total		510,800		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int						
										APPRAISED VALUE SUMMARY					
		Total	0.00					Appraised Bldg. Value (Card)				402,600			
								Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				1,200			
								Appraised Land Value (Bldg)				358,900			
								Special Land Value				0			
								Total Appraised Parcel Value				762,700			
								Valuation Method				C			
								Total Appraised Parcel Value				762,700			
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	
									04-12-2013	VGS			20	Field Review	
									08-30-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.253 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	8,900
Total Card Land Units					1.17 AC	Parcel Total Land Area					1.17	Total Land Value			358,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1320	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		530,871
Interior Floor 2			Replace Cost		36,140
Heat Fuel	02	Oil	Year Built		1971
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	01	None	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		29
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	2		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		402,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1320		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	80	21.00	1997	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,500	1,500	1,500	183.82	275,730
BSM	Basement	0	1,320	264	36.76	48,528
DCK	Deck	0	270	27	18.38	4,963
FOP	Open Porch	0	32	5	28.72	919
FUS	Finished Upper Story	1,092	1,092	1,092	183.82	200,731
Ttl Gross Liv / Lease Area		2,592	4,214	2,888		530,871



38 TROUT FARM RD

