

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
THORN JENNIFER O			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
THORN PHILIP H JR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	378,400	378,400
14 TROUT FARM RD				0 Light		RES LAND	1010	360,200	360,200
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	100	100
Alt Prcl ID		Cyclical 2							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1856		District							
Total Acres 1.208		Res Exem							
Chapter Lan									
GIS ID F_864452_2835690		Assoc Pid#							
							Total	738,700	738,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THORN JENNIFER O		40099 0192	07-07-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
THORN JENNIFER O		32704 0239	05-18-2006	Q	I	470,500	00	2023	1010	278,500	2022	1010	255,200
									1010	374,600		1010	308,700
									1010	600		1010	600
							Total	653,700	Total	564,500	Total	489,200	

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

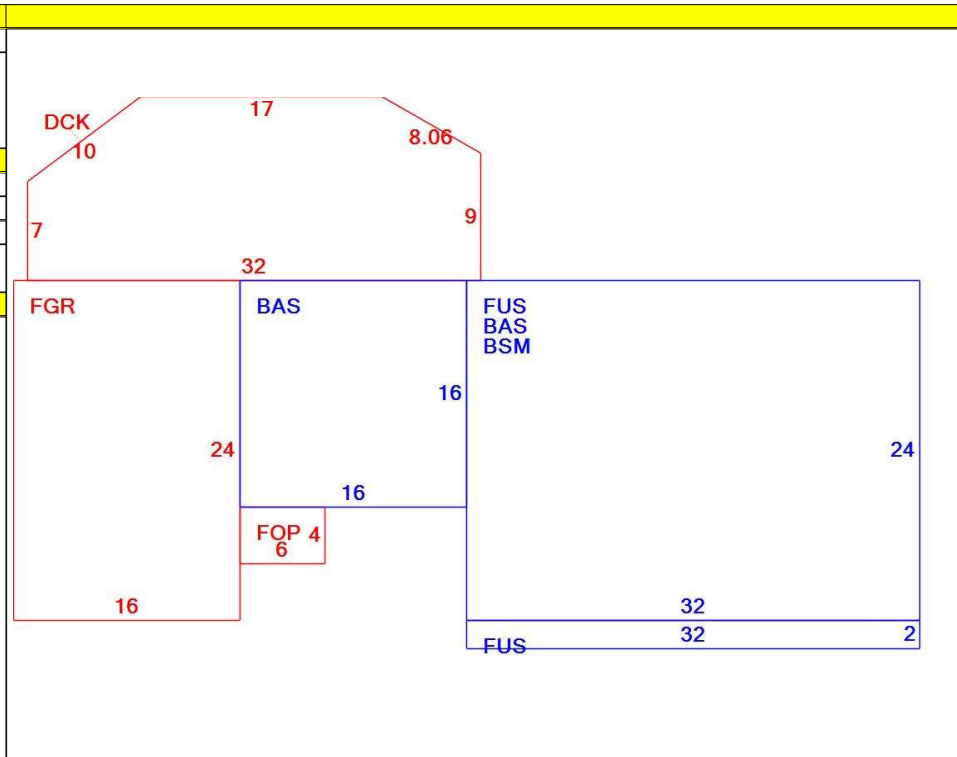
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	378,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	100
Appraised Land Value (Bldg)	360,200
Special Land Value	0
Total Appraised Parcel Value	738,700
Valuation Method	C
Total Appraised Parcel Value	738,700

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
BPO-23-256	07-17-2023	RM	Remodel	40,000		100		RENOVATE KITCHEN	11-01-2022	SJT	10		13	Property Questionnaire
3	03-25-2008	MS	Miscellaneous	3,300		100		10X10 UTIL BLDG	04-12-2013	VGS			20	Field Review
378	10-23-2006	RM	Remodel	8,000	09-12-2007	100		16X16RM,WINDS,DR,SKY	09-05-2007	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	350,000
1	1010	Single Family	RC	Residual	0.290	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	10,200
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value		360,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			469,603
Interior Floor 2			Net Other Adj		28,340
Heat Fuel	02	Oil	Replace Cost		497,942
Heat Type	05	Hot Water	Year Built		1970
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		76
Extra Openings	0		Percent Good		378,400
Gas Fireplaces	0		Cns Sect Rcnd		
Sq Ft Fin Bsmt	420		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	768		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	8	21.00	1980	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,024	1,024	1,024	212.88	217,984
BSM	Basement	0	768	154	42.69	32,783
DCK	Deck	0	378	38	21.40	8,089
FGR	Garage	0	384	154	85.37	32,783
FOP	Open Porch	0	24	4	35.48	852
FUS	Finished Upper Story	832	832	832	212.88	177,112
Ttl Gross Liv / Lease Area		1,856	3,410	2,206		469,603

