

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MELLEN MAREN A TT		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MELLEN FAMILY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	442,500	442,500		
1165 FRANKLIN ST				0	Medium			RES LAND	1010	364,400	364,400		
SUPPLEMENTAL DATA												VISION	
Alt Prcl ID				Cyclical 1				RESIDNTL	1010	2,800	2,800		
Scnd Home				Exemption									
Tax Class T				W									
DUXBURY MA 02332		Total Fin Area 2288		District									
		Total Acres 1.328		Res Exem									
		Chapter Lan		Assoc Pid#									
GIS ID F_857513_2843592		Total 809,700 809,700											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELLEN MAREN A TT	51464	52	08-05-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MELLEN PAUL S	5991	0130	03-01-1985	U	I	124,266	1	2023	1010	337,200	2022	1010	308,700	2021	1010	280,000
									1010	378,900		1010	312,300		1010	260,300
									1010	1,900		1010	1,900		1010	1,900
								Total		718,000	Total		622,900	Total		542,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			Total				0.00										

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B		Tracing		Batch						
0050												
NOTES												
										Appraised Bldg. Value (Card)		442,500
										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		2,800
										Appraised Land Value (Bldg)		364,400
										Special Land Value		0
										Total Appraised Parcel Value		809,700
										Valuation Method		C
										Total Appraised Parcel Value		809,700

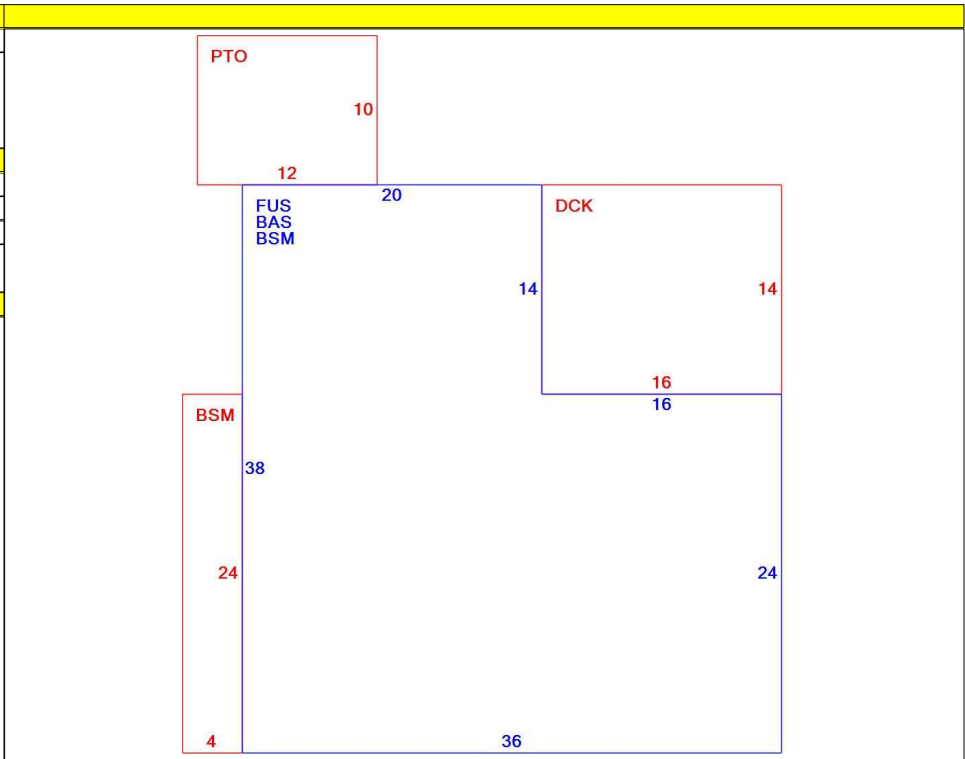
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-30	11-17-2021	MN	Maintenance	19,300		100	11-17-2021	STRIP & REROOF		10-06-2022	SJT	10		09	Total Refusal
14902	04-28-1998	NC	New Construct	2,000	01-01-1999	100		10X14DK W/ 4X8 LNDNG		04-12-2013	VGS			20	Field Review
14866	03-27-1998	AD	Addition	40,000	06-18-1998	100		14X20 2 STY ADD		08-16-2007	BSB			07	Measure - Info @ Door

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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.410	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	14,400	
Total Card Land Units					1.33	AC	Parcel Total Land Area					1.33	Total Land Value					364,400

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	03	Colonial	Bsmt Area	1240					
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	02	Oil							
Heat Type	05	Hot Water							
AC Type	03	Central							
Bedrooms	3								
Full Baths	2								
Half Baths	1								
Extra Fixtures	0								
Total Rooms	6								
Bath Style	02	Average							
Kitchen Style	02	Average							
Extra Kitchens	0								
Fireplaces	1								
Extra Openings	0								
Gas Fireplaces	0								
Sq Ft Fin Bsmt	220								
FBM Quality	04	Above Average							
Foundation	06	Poured Conc							
Bsmt Garage	2								
Bsmt Area	1240								

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

COST / MARKET VALUATION				
Net Other Adj		510,247		
Replace Cost		29,380		
Year Built		1986		
Effective Year Built		2003		
Depreciation Code		G		
Remodel Rating				
Year Remodeled				
Depreciation %		18		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		82		
Cns Sect Rcnd		442,500		
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	192	21.00	1995	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,144	1,144	1,144	199.00	227,661
BSM	Basement	0	1,240	248	39.80	49,353
DCK	Deck	0	224	22	19.55	4,378
FUS	Finished Upper Story	1,144	1,144	1,144	199.00	227,661
PTO	Patio	0	120	6	9.95	1,194
Ttl Gross Liv / Lease Area		2,288	3,872	2,564		510,247



1165 FRANKLIN ST