

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
SALMON ROBERT J TAYLOR VIRGINIA M 66 HITTY TOM RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	344,100	344,100								
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1900 Total Acres .931 Chapter Lan GIS ID F_859056_2833678		Cyclical 2 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	350,500	350,500								
								RESIDNTL	1010	10,500	10,500								
								Total		705,100	705,100								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
SALMON ROBERT J		10667	0306	12-27-1991		Q	I	175,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SALMON ROBERT J		10430	0285	08-14-1991		Q	I	210,000		00	2023	1010	263,200	2022	1010	248,200	2021	1010	225,200
											1010	364,400	1010	300,300	1010	252,000			
											1010	7,700	1010	7,700	1010	4,300			
		Total									635,300		Total		556,200		Total		481,500
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		Appraised Bldg. Value (Card)				344,100					
0050										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				10,500					
										Appraised Land Value (Bldg)				350,500					
										Special Land Value				0					
										Total Appraised Parcel Value				705,100					
										Valuation Method				C					
										Total Appraised Parcel Value				705,100					
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		
2014-241	08-15-2014	RM	Remodel	10,000		100		REMODEL KITCHEN EXPAND E				09-14-2020	SJT	5		20	Field Review		
											09-25-2017	JLF			30	Quality Control			
											04-12-2013	VGS			20	Field Review			
											07-09-2007	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	0.013	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.88	500		
Total Card Land Units					0.93	AC	Parcel Total Land Area				0.93	Total Land Value				350,500			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1032	
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			452,703
Interior Floor 2			Net Other Adj		31,980
Heat Fuel	03	Gas	Replace Cost		484,682
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		344,100
Sq Ft Fin Bsmt	264		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1032		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
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	204.75	186,732
BSM	Basement	0	1,032	206	40.87	42,179
DCK	Deck	0	135	14	21.23	2,867
FSP	Screened Porch	0	420	84	40.95	17,199
FUS	Finished Upper Story	988	988	988	204.75	202,293
PTO	Patio	0	135	7	10.62	1,433
Ttl Gross Liv / Lease Area		1,900	3,622	2,211		452,703

		<b>FSP (x2)</b>		<b>DCK PTO</b>	
		14		15	
		38		9	
		38		24	
		38		5	
		38		2	
		38		2	



**66 HITTY TOM RD**

