

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MELTON ROBERT S II & LAURA M TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
ROBERT S MELTON II & LAURA M M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	864,500	864,500	
732 TEMPLE ST		SUPPLEMENTAL DATA			RES LAND	1010	395,700	395,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3422 Total Acres 3.868 Chapter Lan GIS ID F_864313_2854073			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	65,700	65,700	
						Total		1,325,900	1,325,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELTON ROBERT S II & LAURA M TT	52487	270	03-17-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MELTON ROBERT	50511	0051	11-13-2018	Q	I	1,075,000	00	2023	1010	653,300	2022	1010	596,200	2021	1010	503,500
LLOYD BENJAMIN N & VICTORIA C TT	42181	0342	11-01-2012	U	I	1	1A		1010	430,600		1010	478,800		1010	433,300
LLOYD BENJAMIN	33288	0005	08-31-2006	Q	I	905,000	00		1010	36,200		1010	36,200		1010	36,200
SHAWN DAHLEN & CO INC	28182	0343	05-12-2004	U	I	385,000	1P	Total		1,120,100	Total		1,111,200	Total		973,000

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)										864,500	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										65,700	
Appraised Land Value (Bldg)										395,700	
Special Land Value										0	
Total Appraised Parcel Value										1,325,900	
Valuation Method										C	
Total Appraised Parcel Value										1,325,900	

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
2015-60	03-16-2015	BP	Bldg Permit	44,000	10-04-2017	100		27' X 43' INGROUND GUNITE P	10-04-2017	JLF	5		01	Measure - No Entry
2013-214	08-29-2013	NC	New Construct	74,000	03-25-2014	100		16 X 18 SCREENED PORCH &	03-25-2014	JLF	5		01	Measure - No Entry
292	09-18-2007	MS	Miscellaneous	4,700		100		10X14 UTIL BLDG	04-12-2013	VGS			20	Field Review
180	05-07-2004	NC	New Construct	238,000	06-08-2005	100		SNGL FAM DWELL/GAR/P	06-08-2005	KP		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	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	2.286	AC 35,000.00	0.55497	5	1.00	0050	1.000		1.0000	0.45	44,400
1	1010	Single Family	PD	Undevelop	0.668	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.04	1,300
Total Card Land Units					3.87	AC	Parcel Total Land Area					3.87	Total Land Value		395,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1630	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very 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			912,367
Interior Floor 2			Net Other Adj		27,360
Heat Fuel	03	Gas	Replace Cost		939,727
Heat Type	05	Hot Water	Year Built		2005
AC Type	03	Central	Effective Year Built		2013
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		8
Total Rooms	9		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	0		Percent Good		92
Gas Fireplaces	0		Cns Sect Rcnd		864,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1630		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	140	21.00	2007	G	85	C	1.00	2,500
SPL1	Ing Pool - Ave	L	1,161	64.00	2015	G	85	C	1.00	63,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,820	1,820	1,820	214.62	390,616
BSM	Basement	0	1,622	324	42.87	69,538
FGR	Garage	0	624	250	85.99	53,656
FNS	Finished 90% Story	562	624	562	193.30	120,619
FOP	Open Porch	0	415	62	32.06	13,307
FUS	Finished Upper Story	1,200	1,200	1,200	214.62	257,549
PRG	Pergola	0	40	4	21.46	858
PTO	Patio	0	579	29	10.75	6,224
Ttl Gross Liv / Lease Area		3,582	6,924	4,251		912,367

