

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
SALAMONE JOHN J (75%) TEPPER KAREN A (25%) 61 TEMPLE ST DUXBURY MA 02332		9 Steep	0 Water	0 Arterial	0 Average	Description RESIDNTL RES LAND	Code 1010 1010	Appraised 535,700 469,900	Assessed 535,700 469,900	
			0 No Sewer	0 Paved	0 Average					
SUPPLEMENTAL DATA										
Alt Prcl ID		Scnd Home		Cyclical Exemption		3				
Tax Class		T		W						
Tot Fin Area		2480		District						
Total Acres		.928		Res Exem						
Chapter Lan										
GIS ID		F_871484_2847238		Assoc Pid#						
						Total		1,005,600		1,005,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SALAMONE JOHN J (75%)		LCC	110281	03-12-2007	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SALAMONE JOHN J		LCC	88392	08-14-1995	U	I	1	1F	2023	1010	406,200	2022	1010	371,200	2021	1010	340,000
SALAMONE JOHN J		LCC	82615	02-28-1992	U	I	215,000	1I		1010	504,300		1010	320,400		1010	252,000
						Total		910,500		Total		691,600		Total		592,000	

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													
0060																	

NOTES										APPRAISED VALUE SUMMARY											
										Appraised Bldg. Value (Card)										535,700	
										Appraised Xf (B) Value (Bldg)										0	
										Appraised Ob (B) Value (Bldg)										0	
										Appraised Land Value (Bldg)										469,900	
										Special Land Value										0	
										Total Appraised Parcel Value										1,005,600	
										Valuation Method										C	
										Total Appraised Parcel Value										1,005,600	

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-22-184	05-06-2022	MN	Maintenance	17,000		100	05-06-2022	REPLACE 18 WINDOWS		04-12-2013	VGS			20	Field Review				
BPO-21-464	10-21-2021	MN	Maintenance	3,000		100	11-15-2021	Weatherization and insulation		01-26-2008	BSB			01	Measure - No Entry				
2015-149	07-14-2015	MN	Maintenance	5,000		100		REPLACE 1 WINDOW											

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.010	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.15	500
Total Card Land Units					0.93 AC		Parcel Total Land Area					0.93		Total Land Value		469,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1528	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		627,365
Heat Fuel	02	Oil	Replace Cost		25,955
Heat Type	05	Hot Water	Year Built		653,320
AC Type	01	None	Effective Year Built		1987
Bedrooms	4		Depreciation Code		2003
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
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	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		535,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1528		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK			
	14		
16			
BAS		UHS	BSM
BSM		FUS	
	22	BAS	
		BSM	
			28
			28
16			
			4
	38		

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	204.09	288,988
BSM	Basement	0	1,528	306	40.87	62,451
DCK	Deck	0	224	22	20.04	4,490
FUS	Finished Upper Story	1,064	1,064	1,064	204.09	217,149
UHS	Unfinished Half Story	0	1,064	266	51.02	54,287
Ttl Gross Liv / Lease Area		2,480	5,296	3,074		627,365



61 TEMPLE ST

