

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MELANSON EDWARD J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MELANSON JENNIFER A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	258,600	258,600	
153 WEST ST				0 Medium		RES LAND	1010	462,200	462,200	
						RESIDNTL	1010	55,500	55,500	
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical 5								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 1217	District								
	Total Acres .706	Res Exem								
	Chapter Lan									
	GIS ID F_873606_2844445	Assoc Pid#								
							Total	776,300	776,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELANSON EDWARD J	51657	256	09-18-2019	Q	I	555,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FRIESEN DOUGLAS P	10845	0059	03-24-1992	Q	I	155,000	00	2023	1010	278,700	2022	1010	242,600	2021	1010	243,200
									1010	452,000		1010	382,700		1010	235,300
									1010	41,300		1010	41,300		1010	41,300
							Total	772,000	Total	666,600	Total	519,800				

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 258,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

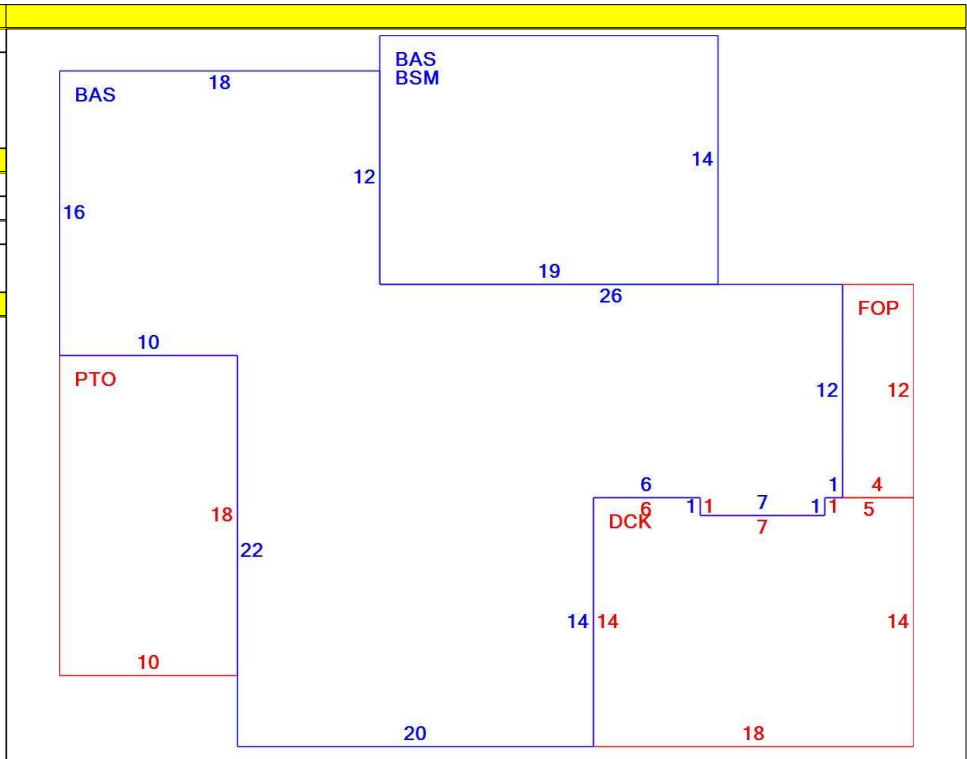
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

NOTES											
										Total Appraised Parcel Value	776,300
										Valuation Method	C
										Total Appraised Parcel Value	776,300

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
14333	12-17-1996	MN	Maintenance		08-22-1997	100		INSTALL WOOD STOVE	05-07-2020	SJD	9		20	Field Review
13634	04-21-1995	AD	Addition	8,000	08-22-1997	100		162 SF ADD TO KITCH	04-12-2013	VGS			20	Field Review
									12-11-2007	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	30,791 SF	10.81	1.00000	5	1.00	0070	1.389		1.0000	15.01	462,200	
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			462,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	266	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		318,772
Interior Floor 2			Replace Cost		12,800
Heat Fuel	02	Oil	Year Built		331,572
Heat Type	05	Hot Water	Effective Year Built		1952
AC Type	03	Central	Depreciation Code		1999
Bedrooms	2		Remodel Rating		VG
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		22
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		78
Extra Openings	0		Cns Sect Rcnld		258,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	266		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
FGR1	Garage - 1 Sto	L	1,320	52.00	1986	A	70	C	1.00	48,000
SHD2	Shed w/loft	L	112	34.00		G	85	B	1.50	4,900
SHD1	Shed	L	96	21.00		G	85	B	1.50	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,217	1,217	1,217	243.15	295,916
BSM	Basement	0	266	53	48.45	12,887
DCK	Deck	0	245	25	24.81	6,079
FOP	Open Porch	0	48	7	35.46	1,702
PTO	Patio	0	180	9	12.16	2,188
Ttl Gross Liv / Lease Area		1,217	1,956	1,311		318,772

