

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MELLO BARBARA TT REVOCABLE INTERVIVOS TRUST 1 SEADRIFT WAY DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	847,600	847,600
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	526,100	526,100
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3257 Total Acres .918 Chapter Lan GIS ID F_873399_2834353		Cyclical 6 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	7,600	7,600
						Total				1,381,300	1,381,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MELLO ROBERT A & BARBARA A TT	LCC	135074	02-17-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MELLO BARBARA TT	LCC	118696	03-05-2013	U	I	1	1A	2023	1010	641,800	2022	1010	535,800
MELLO ROBERT A TT	LCC	117040	02-06-2012	U	I	1	1F		1010	625,700		1010	482,400
MELLO ROBERT A	LCC	114970	08-02-2010	Q	I	795,000	00		1010	1,400		1010	1,400
MARCONE MIKE P	LCC	100810	02-26-2002	Q	I	622,000	00	Total		1,268,900	Total		1,019,600
								Total		905,200	Total		905,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			847,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			7,600
Appraised Land Value (Bldg)			526,100
Special Land Value			0
Total Appraised Parcel Value			1,381,300
Valuation Method			C
Total Appraised Parcel Value			1,381,300

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES													

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-22-134	04-11-2022	NC	New Construct	23,077	11-15-2022	100		12X20 SHED	11-15-2022	SJT	10		13	Property Questionnaire
2012-154	10-31-2012	MN	Maintenance	3,100		100		INSULATION & WEATHERIZATI	04-12-2013	VGS			20	Field Review
7	08-03-2010	MS	Miscellaneous	3,300	07-14-2011	100		10X12 UTIL BLDG	11-16-2010	KP			01	Measure - No Entry

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	0080	1.503		1.0002	13.15	526,100
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			526,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1533	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	1.85				
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	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	400				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1533				

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	240	21.00	2022	E	100	B	1.50	7,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,533	1,533	1,533	253.17	388,113
BSM	Basement	0	1,533	307	50.70	77,724
DCK	Deck	0	180	18	25.32	4,557
FGR	Garage	0	600	240	101.27	60,761
FNS	Finished 90% Story	1,121	1,245	1,121	227.96	283,806
TQS	Three Quarter Story	666	888	666	189.88	168,613
Ttl Gross Liv / Lease Area		3,320	5,979	3,885		983,574

