

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HAMMEL MELISSA H TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
MELISSA H HAMMEL LIVING TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	547,300	547,300
95 ONION HILL RD		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	527,000	527,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2520 Total Acres .92 Chapter Lan			Cyclical 5 Exemption W District Res Exem	RESIDNTL	1010	55,800	55,800
GIS ID F_878078_2844491		Assoc Pid#			Total		1,130,100	1,130,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
HAMMEL MELISSA H TT	48172 0225	03-06-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
HAMMEL MELISSA	47664 0160	10-28-2016	U	I	10	1A	2023	1010	417,900	2022	1010	382,900
HAMMEL FREDRIC C	4567 0011	11-13-1978	U	I	85,000	1		1010	626,900		1010	483,300
								1010	34,800		1010	34,800
Total							1,079,600	Total	901,000	Total	772,300	

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

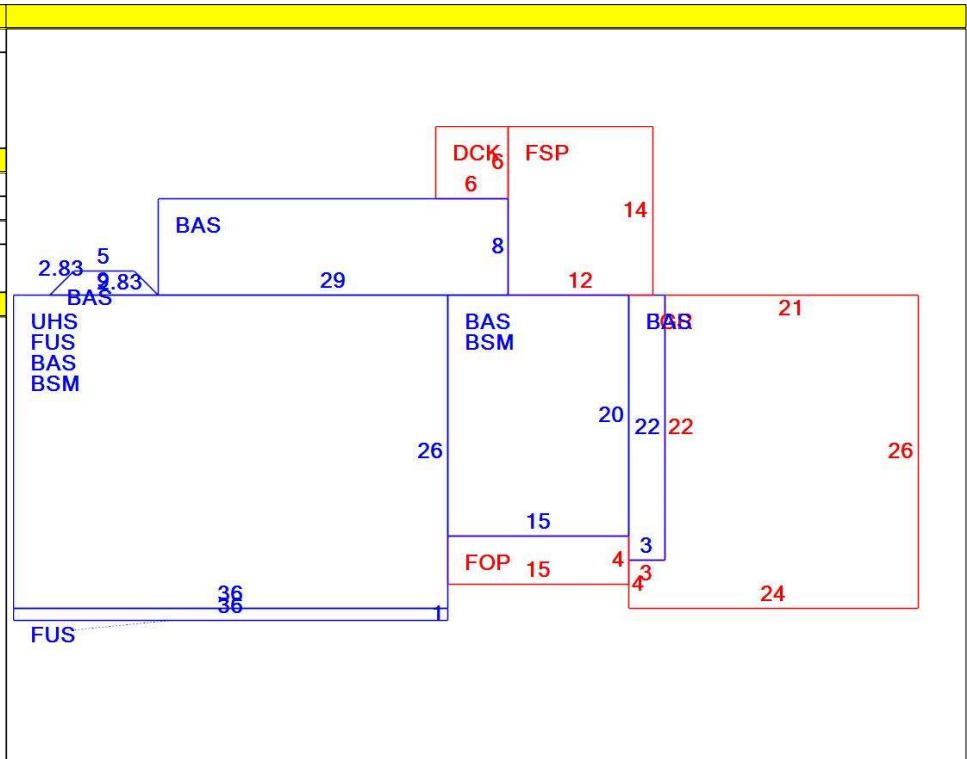
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	547,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	55,800
Appraised Land Value (Bldg)	527,000
Special Land Value	0
Total Appraised Parcel Value	1,130,100
Valuation Method	C
Total Appraised Parcel Value	1,130,100

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
20010015	01-19-2001	AD	Addition	25,000	09-06-2002	100		7'x29.5' ADDITION	10-06-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									05-12-2008	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	40,075 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	527,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1236	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	468.00	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	Net Other Adj		650,924
Interior Floor 2			Replace Cost		41,905
Heat Fuel	03	Gas	Year Built		1978
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	1		Cns Sect Rcnd		547,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	500		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1236		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
SPL2	Ing Pool-Good	L	800	89.00	1978	A	70	C	1.00	49,800
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
PTO	Patio	L	400	15.00	1980	A	70	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,548	1,548	1,548	199.00	308,049
BSM	Basement	0	1,236	247	39.77	49,153
DCK	Deck	0	36	4	22.11	796
FGR	Garage	0	558	223	79.53	44,377
FOP	Open Porch	0	60	9	29.85	1,791
FSP	Screened Porch	0	168	34	40.27	6,766
FUS	Finished Upper Story	972	972	972	199.00	193,426
UHS	Unfinished Half Story	0	936	234	49.75	46,566
Ttl Gross Liv / Lease Area		2,520	5,514	3,271		650,924

