

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MELIA WILLIAM C			0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MELIA NANCY C			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	306,100	306,100	
12 ELDERBERRY LN					0	Light			RES LAND	1010	693,500	693,500	
SUPPLEMENTAL DATA													VISION
Alt Prcl ID					Cyclical			9					
Scnd Home					Exemption								
Tax Class T					W								
Total Acres 1.028					District								
Chapter Lan					Res Exem								
GIS ID F_877836_2833135					Assoc Pid#								
										Total	999,600	999,600	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MELIA WILLIAM C	LCC	63058	01-04-1980	U	I	137,500	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010	329,000	2022	1010	287,700	2021	1010	283,700
									1010	721,200		1010	591,700		1010	500,200
										Total	1,050,200	Total	879,400	Total		783,900

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														

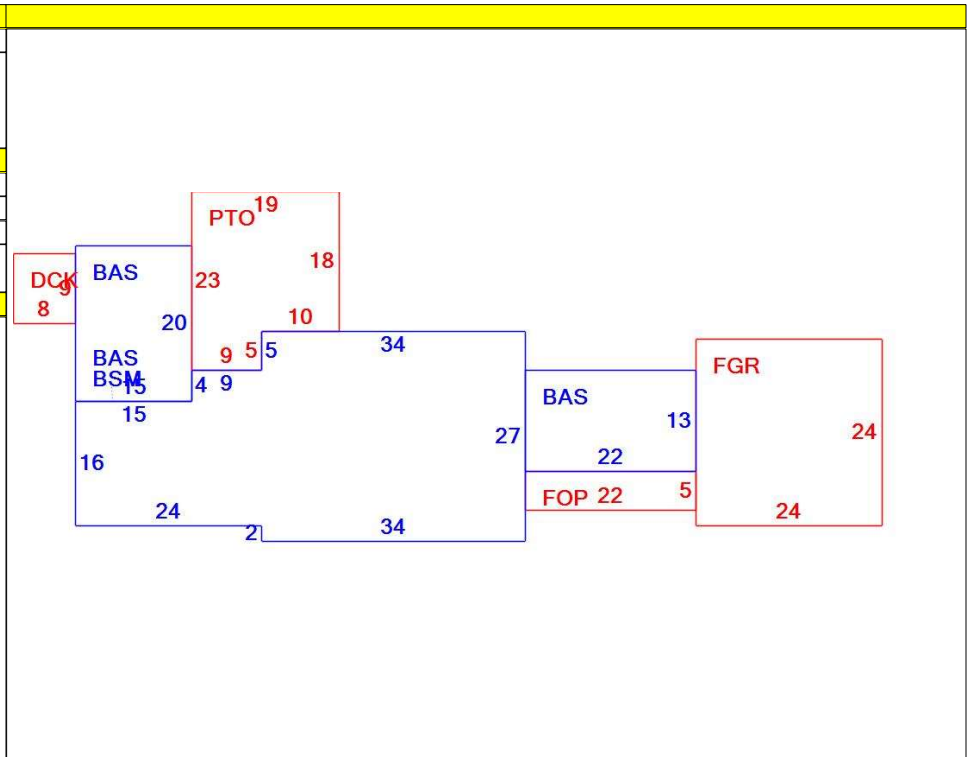
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)						306,100				
0110					Appraised Xf (B) Value (Bldg)						0				
					Appraised Ob (B) Value (Bldg)						0				
					Appraised Land Value (Bldg)						693,500				
					Special Land Value						0				
					Total Appraised Parcel Value						999,600				
					Valuation Method						C				
					Total Appraised Parcel Value						999,600				

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	
BP-19-177	05-28-2019	MN		4,779		100		REPLACE 3 WINDOWS	06-13-2019	SJT	4		30	Quality Control	
2013-187	09-25-2013	MN	Maintenance	2,545		100		REPL 4 WINDOWS	04-12-2013	VGS			20	Field Review	
90	08-07-2009	MN	Maintenance	6,900		100		STRIP & RE-ROOF	08-27-2008	BSB	1	00	Measure & Listed		
1	07-13-1993	AD	Addition	14,500	01-01-1994	100		REPL SCR N W ENCL PCH							

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	0110	1.960		1.0000	17.15	686,000
1	1010	Single Family	RC	Residual	0.110	AC	35,000.00	1.00000	5	1.00	0110	1.960		1.0000	1.57	7,500
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			693,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1338	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B 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			
Interior Floor 2			Net Other Adj		406,042
Heat Fuel	03	Gas	Replace Cost		437,242
Heat Type	05	Hot Water	Year Built		1956
AC Type	01	None	Effective Year Built		1991
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnld		306,100
Sq Ft Fin Bsmt	288		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1338		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,924	1,924	1,924	164.72	316,927
BSM	Basement	0	1,338	268	32.99	44,146
DCK	Deck	0	72	7	16.01	1,153
FGR	Garage	0	576	230	65.77	37,886
FOP	Open Porch	0	110	17	25.46	2,800
PTO	Patio	0	387	19	8.09	3,130
Ttl Gross Liv / Lease Area		1,924	4,407	2,465		406,042

