

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TALBOTT TRACY L TT		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
TALBOTT DEREK P TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	599,000	599,000	
56 SAMOSET RD				0	Light			RES LAND	1010	1,045,400	1,045,400	
DUXBURY MA 02332								RESIDNTL	1010	18,700	18,700	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID	Cyclical			9								
Scnd Home	Exemption											
Tax Class	T	W										
Tot Fin Area	2534	District										
Total Acres	.25	Res Exem										
Chapter Lan												
GIS ID	F_881831_2829832	Assoc Pid#										
									Total	1,663,100	1,663,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TALBOTT TRACY L TT	55124	63	06-10-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TALBOTT TRACY L TT	32207	0271	02-13-2006	Q	I	1,037,000	00	2023	1010	460,500	2022	1010	379,600	2021	1010	350,000
KELLEY LARRY I	14679	0046	09-27-1996	Q	I	425,000	00		1010	1,188,700		1010	1,075,300		1010	1,063,500
FAGONE REOBERT J	11080	0135	06-29-1992	U	I	300,000	1		1010	14,000		1010	14,000		1010	14,000
									Total	1,663,200	Total	1,468,900	Total	1,427,500		

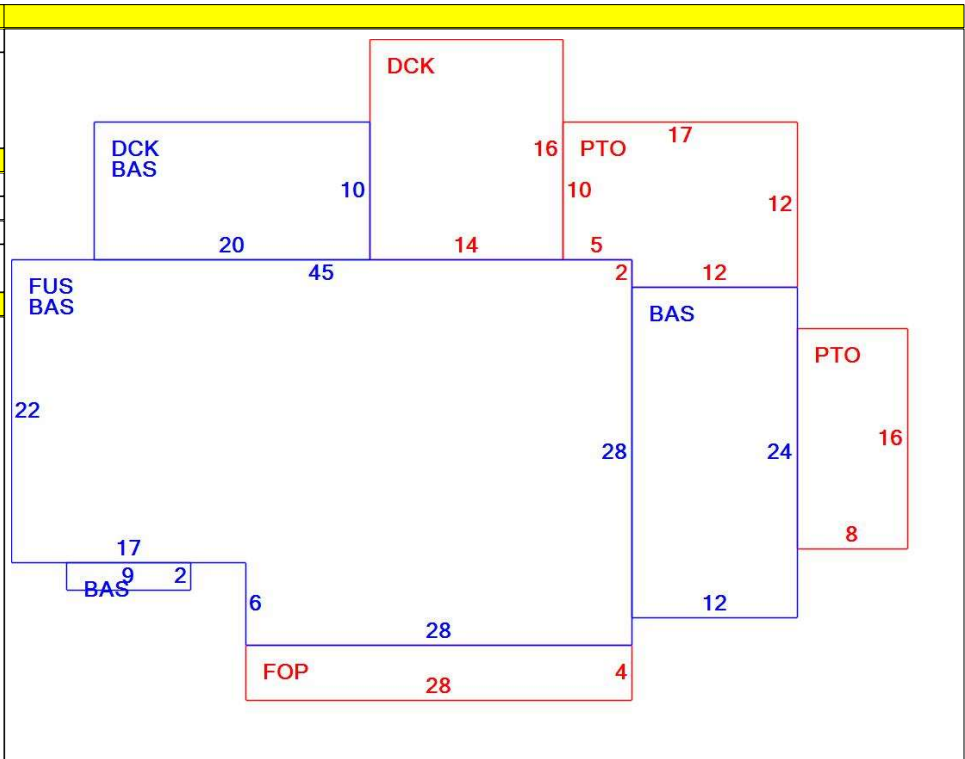
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch						
0100										
NOTES										
ORIGINAL PORTION A BNGLO WITH FULL DRMRS										
									Total Appraised Parcel Value	1,663,100
									Valuation Method	C
									Total Appraised Parcel Value	1,663,100

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	
2015-252	08-18-2015	NC	New Construct	15,000	05-18-2016	100		IN CONJUNCTION WITH BP-20 REPAIRS TO DAMAGED CAUS REMOVE AND REPLACE WATE	10-13-2016	JLF		1	00	Measure & Listed	
2014-146	06-11-2014	RM	Remodel	100,000	05-18-2016	100			05-18-2016	JLF	5		01	Measure - No Entry	
2014-83	05-20-2014	MN	Maintenance	6,500	05-18-2016	100			04-12-2013	VGS			20	Field Review	
											12-20-2006	KP	8	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	10,890	SF	24.80	1.00000	5	1.00	0100	3.519	V110	1.1000	96.00	1,045,400	
					Total Card Land Units	0.25	AC	Parcel Total Land Area					0.25	Total Land Value			1,045,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			759,652
Interior Floor 2			Net Other Adj		28,525
Heat Fuel	03	Gas	Replace Cost		788,176
Heat Type	05	Hot Water	Year Built		1903
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	24	
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	76	
Gas Fireplaces	0		Cns Sect Rcnd		599,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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
FGR1	Garage - 1 Sto	L	399	52.00	1985	A	70	C	1.00	14,500
SHD1	Shed	L	288	21.00	1984	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	1,664	1,664	1,664	262.22	436,334
DCK	Deck	0	424	42	25.97	11,013
FOP	Open Porch	0	112	17	39.80	4,458
FUS	Finished Upper Story	1,158	1,158	1,158	262.22	303,651
PTO	Patio	0	322	16	13.03	4,196
Ttl Gross Liv / Lease Area		2,822	3,680	2,897		759,652

