

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MELLEN ROBERT L & SUSAN K TT		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	
ROBERT L MELLEN LIVING TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	987,300	987,300	
23 SAGAMORE RD				0	Light			RES LAND	1010	3,371,600	3,371,600	
<b>SUPPLEMENTAL DATA</b>												
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1938 Total Acres .38 Chapter Lan			Cyclical 9 Exemption W District W Res Exem							
GIS ID F_881730_2829440		Assoc Pid#							Total		4,358,900	4,358,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELLEN ROBERT L & SUSAN K TT		47535 0010	09-30-2016	Q	I	2,950,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROSE R M MINARD & ROSE GEORGE H		45881 0022	08-03-2015	U	I	0	1A	2023	1010	792,500	2022	1010	742,200	2021	1010	664,200
ROSE REBECCA MINARD & GEORGE H		44663 0104	08-21-2014	U	I	1,800,000	1		1010	3,552,600		1010	3,272,700		1010	2,878,700
MERCER SHEILA,CHRISTOPHER & JOH		32057 0348	01-12-2006	U	I	100	1F									
MERCER SHEILA F		31822 0279	11-30-2005	U	I	1	1									
								Total		4,345,100	Total		4,014,900	Total		3,542,900

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
0100				

  

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										987,300				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										0				
Appraised Land Value (Bldg)										3,371,600				
Special Land Value										0				
Total Appraised Parcel Value										4,358,900				
Valuation Method										C				
Total Appraised Parcel Value										4,358,900				

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
2015-124	05-14-2015	MS	Miscellaneous	7,500	06-03-2016	100		TWO NEW UNCO SYSTEMS F		06-03-2016	JLF	5	1	00	Measure & Listed
2015-14	01-16-2015	AD	Addition	449,000	06-03-2016	100		ADD 500' GARAGE 432' FAMILY		05-21-2015	JLF	5		01	Measure - No Entry
2014-384	12-10-2014	DM	Demolish	10,000	05-21-2015	100		DEMO DENOTED PLAN AND IN		04-12-2013	VGS			20	Field Review
19990304	07-01-1999	AD	Addition	35,000	05-06-2000	100		FAM RM,DK,STAIR,WLWY		05-06-2000	KP		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	16,553 SF	17.81	1.00000	5	1.00	0100	3.519		W325	3.2500	203.69	3,371,600	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value					3,371,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	843				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	816				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	1,001,219
Replace Cost	83,743
Year Built	1,084,961
Effective Year Built	1971
Depreciation Code	2012
Remodel Rating	R
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnld	987,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	1,644	1,644	1,644	263.34	432,931
BSM	Basement	0	1,280	256	52.67	67,415
DCK	Deck	0	704	70	26.18	18,434
FGR	Garage	0	504	202	105.55	53,195
FNS	Finished 90% Story	1,577	1,752	1,577	237.04	415,287
FSP	Screened Porch	0	190	38	52.67	10,007
SHD	Attached Shed	0	42	15	94.05	3,950
Ttl Gross Liv / Lease Area		3,221	6,116	3,802		1,001,219

