

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DALY KEVIN M			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
CAMPBELL CATHLEEN E			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	241,500	241,500	
58 ALDIE ST #3					0	Medium			RES LAND	1010	354,900	354,900	
			SUPPLEMENTAL DATA						RESIDNTL	1010	4,300	4,300	
ALLSTON MA 02134			Alt Prcl ID Scnd Home 500353 Tax Class T Tot Fin Area 1550 Total Acres 1.059 Chapter Lan GIS ID F_856016_2840482			Cyclical 1 Exemption W District Res Exem Assoc Pid#							
										Total	600,700	600,700	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DALY KEVIN M			18088 0211	11-30-1999	Q	I	250,000	00	Year	Code	Assessed	Year	Code	Assessed	
									2023	1010	192,100	2022	1010	179,400	
										1010	369,100		1010	304,200	
										1010	2,900		1010	2,900	
										Total	564,100	Total	486,500	Total	425,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			241,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			4,300
Appraised Land Value (Bldg)			354,900
Special Land Value			0
Total Appraised Parcel Value			600,700
Valuation Method			C
Total Appraised Parcel Value			600,700

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-19-131	04-30-2019	RM		9,000	06-19-2019	100		REMODEL 2ND FLR BEDROOM	07-10-2020	SJD	6		20	Field Review
ZP-19-7	04-25-2019	MS			06-19-2019	100		14 X 14 SHED	06-20-2019	SJT	5		01	Measure - No Entry
117	07-05-2011	RM	Remodel	3,500		100		1ST FLR BTHRM	09-28-2018	JLF	10	1	00	Measure & Listed
147	12-04-2007	MN	Maintenance	6,483		100		REROOF 15 SQUARES	04-12-2013	VGS			20	Field Review
									03-26-2013	AO	6	6	30	Quality Control
									03-26-2013	AO	6	6	30	Quality Control
									01-20-2012	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.141 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,900
Total Card Land Units					1.06 AC	Parcel Total Land Area					1.06	Total Land Value			354,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	00	Gambrel	Bsmt Area	816			
Model	01	Residential	Bsmt Type	04			
Grade	04	Above Ave	Unfin Area	0.00	Full		
Stories	1.9						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2	14	Wood Shingle					
Roof Structure	07	Gambrel					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
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			
			325,213
Net Other Adj			14,950
Replace Cost			340,163
Year Built			1970
Effective Year Built			1992
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			29
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			71
Cns Sect Rcnd			241,500
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
SHD1	Shed	L	204	21.00	2019	E	100	C	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	185.52	151,383
BSM	Basement	0	816	163	37.06	30,239
FNS	Finished 90% Story	734	816	734	166.88	136,170
FSP	Screened Porch	0	200	40	37.10	7,421
Ttl Gross Liv / Lease Area		1,550	2,648	1,753		325,213

