

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
Description		Code		Appraised		Assessed														
CAMPBELL JOHN L		0	Water	0	Subdivision	0	Average	RESIDENTL		1010	538,200	538,200		VISION						
CAMPBELL JILLIAN B		0	No Sewer	0	Paved	0	Average	RES LAND		1010	470,400	470,400								
79 S RIVER LN E		<b>SUPPLEMENTAL DATA</b>																		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2068 Total Acres 1.468 Chapter Lan GIS ID F_865043_2848403		Cyclical 4 Exemption W District Res Exem Assoc Pid#						Total		1,008,600	1,008,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CAMPBELL JOHN L		43209	0144	06-14-2013		Q	I	550,000		00										
BLATTERMAN RICHARD D JR & GEORG		40596	0180	11-17-2011		U	I	1		1F	2023	1010	411,200	2022	1010	376,900	2021	1010	348,700	
												1010	504,900			320,800		1010	309,600	
		Total									916,100		Total		697,700		Total		658,300	
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)				538,200						
0060										Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				0						
										Appraised Land Value (Bldg)				470,400						
										Special Land Value				0						
										Total Appraised Parcel Value				1,008,600						
										Valuation Method				C						
										Total Appraised Parcel Value				1,008,600						
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			
BPO-22-176	04-28-2022	RM	Remodel	68,000		100	09-29-2022	REMDL KITCH/DINING - REPLA				09-12-2018	SJD	6		20	Field Review			
												04-02-2014	SJD	9		01	Measure - No Entry			
												04-12-2013	VGS			20	Field Review			
												07-02-2007	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	40,000	SF	8.75	1.00000	5	1.00	0060	1.341	WET/DRAINAGE EASEMENT		E95	0.9500	11.15	445,900		
1	1010	Single Family	WP	Residual	0.550	AC	35,000.00	1.00000	5	1.00	0060	1.341			WT95	0.9500	1.02	24,500		
Total Card Land Units					1.47	AC	Parcel Total Land Area					1.47	Total Land Value					470,400		

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1066	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
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 Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			593,284
Interior Floor 2			Net Other Adj		39,840
Heat Fuel	02	Oil	Replace Cost		633,123
Heat Type	05	Hot Water	Year Built		1987
AC Type	01	None	Effective Year Built		2006
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnld		538,200
Sq Ft Fin Bsmt	312		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1066		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	1,004	1,004	1,004	239.90	240,864
BSM	Basement	0	1,066	213	47.94	51,100
FUS	Finished Upper Story	1,064	1,064	1,064	239.90	255,258
PTO	Patio	0	259	13	12.04	3,119
UAT	Unfinished Attic	0	1,064	160	36.08	38,385
WDK	Deck	0	190	19	23.99	4,558
Ttl Gross Liv / Lease Area		2,068	4,647	2,473		593,284

