

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KAMLET BENJAMIN J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
KAMLET RACHEL E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	316,100	316,100	
761 MAYFLOWER ST		SUPPLEMENTAL DATA			RES LAND	1010	351,100	351,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1603 Total Acres .948 Chapter Lan GIS ID F_867950_2842299			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	30,400	30,400	
						Total		697,600	697,600	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KAMLET BENJAMIN J		56139 88	12-08-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
KAMLET BENJAMIN J & RACHEL		51515 249	08-16-2019	Q	I	540,000	00	2023	1010	251,300	2022	1010	234,600	
CAHILL PATRICK J		5590 0497	03-14-1984	Q	I	81,750	00		1010	365,100		1010	300,900	
									1010	16,800		1010	16,800	
						Total		633,200	Total		552,300	Total		499,100

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
									APPRAISED VALUE SUMMARY					
									Appraised Bldg. Value (Card)			316,100		
									Appraised Xf (B) Value (Bldg)			0		
									Appraised Ob (B) Value (Bldg)			30,400		
									Appraised Land Value (Bldg)			351,100		
									Special Land Value			0		
									Total Appraised Parcel Value			697,600		
									Valuation Method			C		
									Total Appraised Parcel Value			697,600		

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
581	10-29-2003	RM	Remodel	7,000	10-19-2004	100		CHNG DECK TO SCR PCH ING POOL W/FENCE SHED 8X12	05-06-2020	SJD	9		20	Field Review
421	09-16-1999	NC	New Construct	10,000	07-15-2000	100			04-12-2013	VGS			20	Field Review
19990008		NC	New Construct		07-15-2000	100			10-19-2004	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	RC	Residual	0.030	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.1000	0.84	1,100	
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	00	Gambrel	Bsmt Area	768				
Model	01	Residential	Bsmt Type	04				
Grade	05	Ave/Good	Unfin Area	0.00	Full			
Stories	1.9							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own		
Exterior Wall 2					B	S		
Roof Structure	07	Gambrel	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				399,081		
Interior Floor 2			Net Other Adj			16,900		
Heat Fuel	03	Gas	Replace Cost			415,981		
Heat Type	04	Forced Air-Duc	Year Built			1972		
AC Type	03	Central	Effective Year Built			1997		
Bedrooms	3		Depreciation Code			G		
Full Baths	2		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	0		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			316,100		
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	768		Cost to Cure Ovr					
			Cost to Cure Ovr Comment					

	DCK	FEP
	11	11
	4	12
FNS		BAS
BAS		12
BSM		12
	24	
		32

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
SPL1	Ing Pool - Ave	L	648	64.00	1999	A	70	C	1.00	29,000
SHD1	Shed	L	96	21.00	1999	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	216.89	197,806
BSM	Basement	0	768	154	43.49	33,401
DCK	Deck	0	44	4	19.72	868
FEP	Finished Enclosed Porch	0	132	79	129.81	17,134
FNS	Finished 90% Story	691	768	691	195.15	149,872
Ttl Gross Liv / Lease Area		1,603	2,624	1,840		399,081

