

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMPBELL NEAL			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CAMPBELL JENNIFER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	464,500	464,500	
21 CHANDLER ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,000	350,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1708 Total Acres .918 Chapter Lan GIS ID F_863616_2837949			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	111,800	111,800	
						Total		926,300	926,300	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAMPBELL NEAL	44662	0269	08-21-2014	Q	I	499,000	00	Year	Code	Assessed	Year	Code	Assessed			
NASS KENNETH P & OSULLIVAN BETTY	40258	0238	08-26-2011	Q	I	447,000	00	2023	1010	347,300	2022	1010	290,200			
MCGINTY JOHN B JR	22526	0120	07-30-2002	Q	I	415,000	00		1010	364,000	2021	1010	300,000			
BARBARA S AHLQUIST	19132	0240	12-04-2000	U	I	100	1F		1010	69,600		1010	36,600			
BARBARA S AHLQUIST	19132	0237	12-04-2000	U	I	100	1F	Total		780,900	Total		626,800			
								Total		780,900	Total		626,800	Total		542,000

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

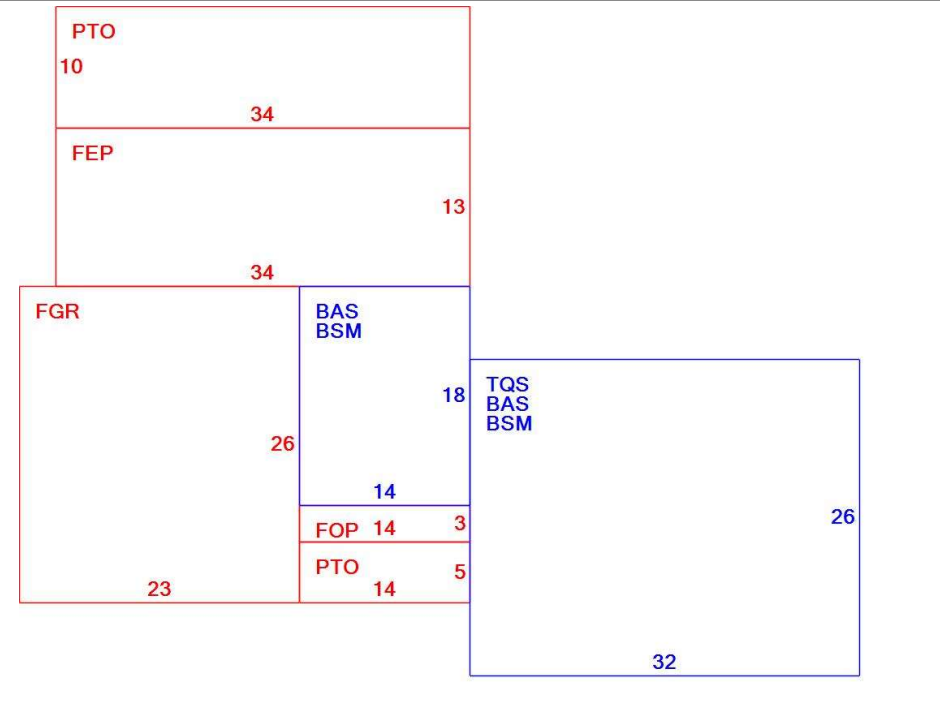
NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			464,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			111,800
Appraised Land Value (Bldg)			350,000
Special Land Value			0
Total Appraised Parcel Value			926,300
Valuation Method			C
Total Appraised Parcel Value			926,300

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-21-33	04-14-2021	BP	Bldg Permit	82,000	06-29-2021	100		Install a 20x40 inground gunite p	06-29-2021	SJT	5		20	Field Review
2014-16	03-05-2014	MN	Maintenance	4,705		100		REPLACE 1 DOOR	07-31-2015	SJD	9		01	Measure - No Entry
2013-137	06-20-2013	RM	REMODEL	3,700		100		REPLACE 4 WINDOWS & FLOO	04-12-2013	VGS			20	Field Review
350	07-25-2005	RM	Remodel	12,000		100		2 BATHROOMS	11-23-2011	KP		1	00	Measure & Listed
259	07-01-2002	AD	Addition	0		100		WOOD STOVE						

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
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

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

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1084	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	14	Carpet	Net Other Adj		598,638
Interior Floor 2	12	Hardwood	Replace Cost		29,073
Heat Fuel	02	Oil	Year Built		627,710
Heat Type	04	Forced Air-Duc	Effective Year Built		1959
AC Type	03	Central	Depreciation Code		1995
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		74
Extra Openings	1		Cns Sect Rcnd		464,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	182		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1084		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	192	21.00	1985	A	70	C	1.00	2,800
SHD3	Shed - Metal	L	288	14.00	1980	F	55	C	1.00	2,200
SPL2	Ing Pool-Good	L	800	89.00	2021	E	100	B	1.50	106,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,084	1,084	1,084	243.75	264,220
BSM	Basement	0	1,084	217	48.79	52,893
FEP	Finished Enclosed Porch	0	442	265	146.14	64,592
FGR	Garage	0	598	239	97.42	58,255
FOP	Open Porch	0	42	6	34.82	1,462
PTO	Patio	0	410	21	12.48	5,119
TQS	Three Quarter Story	624	832	624	182.81	152,097
Ttl Gross Liv / Lease Area		1,708	4,492	2,456		598,638

