

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMARA DAVID NASH			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CAMARA MEGAN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	350,300	350,300	
20 BIANCA RD		SUPPLEMENTAL DATA			RES LAND	1010	352,900	352,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1507 Total Acres .998 Chapter Lan GIS ID F_863040_2840112			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	6,100	6,100	
							Total	709,300	709,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAMARA DAVID NASH		43760 0143	10-28-2013	Q	I	434,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCLELLAN CAROL M		12216 0337	09-20-1993	U	I	1	1F	2023	1010	262,900	2022	1010	220,300	2021	1010	220,000
									1010	507,800		1010	322,700		1010	311,300
									1010	4,400		1010	4,400		1010	4,400
							Total	775,100	Total	547,400	Total	535,700				

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
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	350,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,100
Appraised Land Value (Bldg)	352,900
Special Land Value	0
Total Appraised Parcel Value	709,300
Valuation Method	C
Total Appraised Parcel Value	709,300

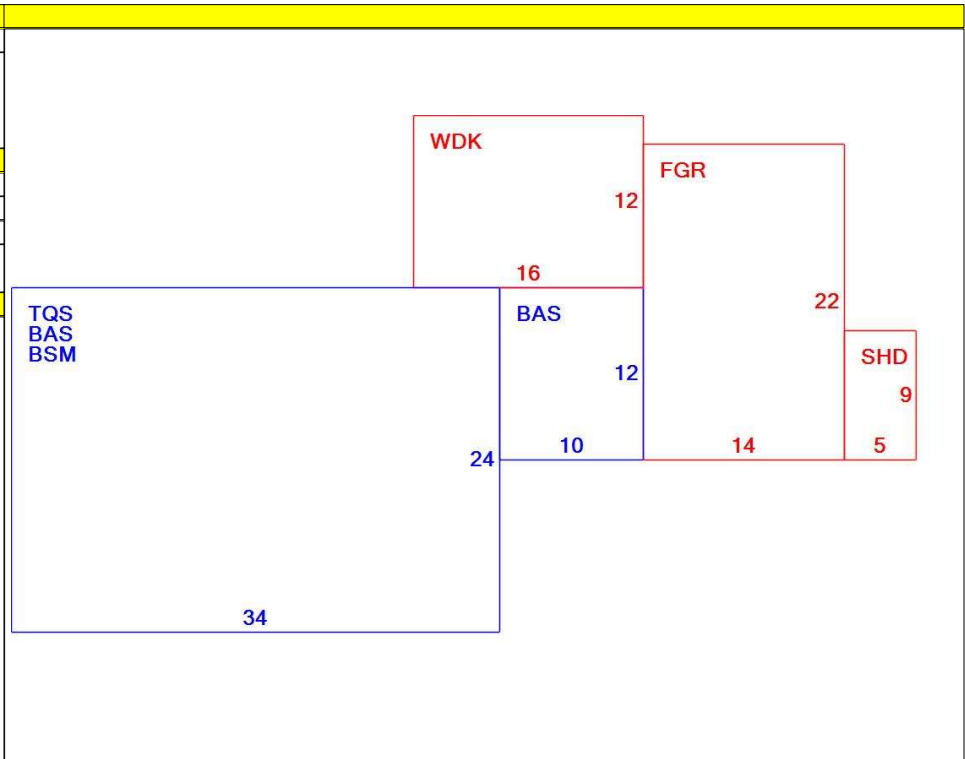
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
13110	03-07-1994	RM	Remodel			100		INST COAL STOVE		09-12-2018	SJD			20	Field Review
										04-03-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										03-26-2013	AO	6	6	30	Quality Control
										10-09-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.083 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,900
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			352,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	816	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	264				
FBM Quality	02	Low 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	
Net Other Adj	407,606
Replace Cost	24,830
Year Built	432,436
Effective Year Built	1971
Depreciation Code	2002
Remodel Rating	VG
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	81
Cns Sect Rcnd	350,300
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
BRN1	Barn - 1 Story	L	225	39.00	1980	A	70	C	1.00	6,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	218.09	204,130
BSM	Basement	0	816	163	43.56	35,548
FGR	Garage	0	308	123	87.09	26,825
SHD	Attached Shed	0	45	16	77.54	3,489
TQS	Three Quarter Story	612	816	612	163.57	133,470
WDK	Deck	0	192	19	21.58	4,144
Ttl Gross Liv / Lease Area		1,548	3,113	1,869		407,606

