

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMPBELL KRISTEN D			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
324 ELM ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	431,200	431,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	475,500	475,500	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2000 Total Acres 1.048 Chapter Lan GIS ID F_867428_2834443		Cyclical 6 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	28,100	28,100		
							Total	934,800	934,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CAMPBELL KRISTEN D	53065	210	07-13-2020	Q	I	662,000	00	Year	Code	Assessed	Year	Code	Assessed
SMITH KENNETH P JR	45718	0102	06-26-2015	Q	I	540,000	00	2023	1010	349,800	2022	1010	336,900
GIANCHETTI GINA & MALONEY ANNE	28437	0208	06-15-2004	Q	I	619,900	00		1010	510,300		1010	324,300
WEST SALLY ANN	19572	0043	03-29-2001	U	I	1	1		1010	17,400		1010	17,400
WEST SALLY ANN	14157	0118	02-26-1996	U	I	1	1	Total	877,500	Total	678,600	Total	683,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										431,200			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										28,100			
Appraised Land Value (Bldg)										475,500			
Special Land Value										0			
Total Appraised Parcel Value										934,800			
Valuation Method										C			
Total Appraised Parcel Value										934,800			

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
2014-103	06-19-2014	MN	Maintenance	1,392		100		REPLACE 1 DOOR	04-21-2021	SJD	9	1	07	Measure - Info @ Door
14065	06-06-1996	RM	Remodel		08-20-1997	100		RUSSO GV21WDBURNSTOV	08-05-2015	SJD	9	1	00	Measure & Listed
13991	04-05-1996	NC	New Construct	25,000	08-20-1997	100		20X40ING HEAT POOL	04-12-2013	VGS			20	Field Review
11856	04-10-1991	AD	Addition			100		ENCLOSE DECK/NEW DCK	01-10-2005	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.130	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	6,100
Total Card Land Units					1.05	AC	Parcel Total Land Area			1.05	Total Land Value			475,500	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1184	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		469,797
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		62,530
Heat Fuel	03	Gas	Year Built		532,326
Heat Type	04	Forced Air-Duc	Effective Year Built		1973
AC Type	01	None	Depreciation Code		2002
Bedrooms	3		Remodel Rating		VG
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		81
Extra Openings	0		Cns Sect Rcnld		431,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1100		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	1184		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
SPL2	Ing Pool-Good	L	432	89.00	1996	A	70	C	1.00	26,900
SHD1	Shed	L	80	21.00	2010	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	195.26	231,188
BSM	Basement	0	1,184	237	39.08	46,277
CTH	Cathedral Ceiling	0	368	37	19.63	7,225
FEP	Finished Enclosed Porch	0	192	115	116.95	22,455
FUS	Finished Upper Story	816	816	816	195.26	159,332
PTO	Patio	0	144	7	9.49	1,367
WDK	Deck	0	96	10	20.34	1,953
Ttl Gross Liv / Lease Area		2,000	3,984	2,406		469,797

