

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DARSCH NICKOLAUS			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CAMPBELL KRISTIN M			0 Septic	0 Paved	0 Average	RESIDNTL	1010	589,400	589,400	
27 SIMMONS DR			<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	408,800	408,800	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2363 Total Acres .44 Chapter Lan GIS ID F_873741_2847138			RESIDNTL	1010	25,600	25,600	
						Cyclical Exemption W District Res Exem		5		
						Assoc Pid#		Total 1,023,800		1,023,800

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DARSCH NICKOLAUS	53004	217	06-30-2020	Q	I	749,000	00	Year	Code	Assessed	Year	Code	Assessed		
OREILLY ELIZABETH	45974	0051	08-27-2015	Q	I	650,000	00	2023	1010	442,900	2022	1010	380,200		
OCONNOR WILLIAM F & BARBARA L	9207	0015	06-22-1989	Q	I	329,999	00		1010	438,300		1010	284,500		
									1010	14,100		1010	14,100		
								Total	895,300		Total	678,800		Total	656,900

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

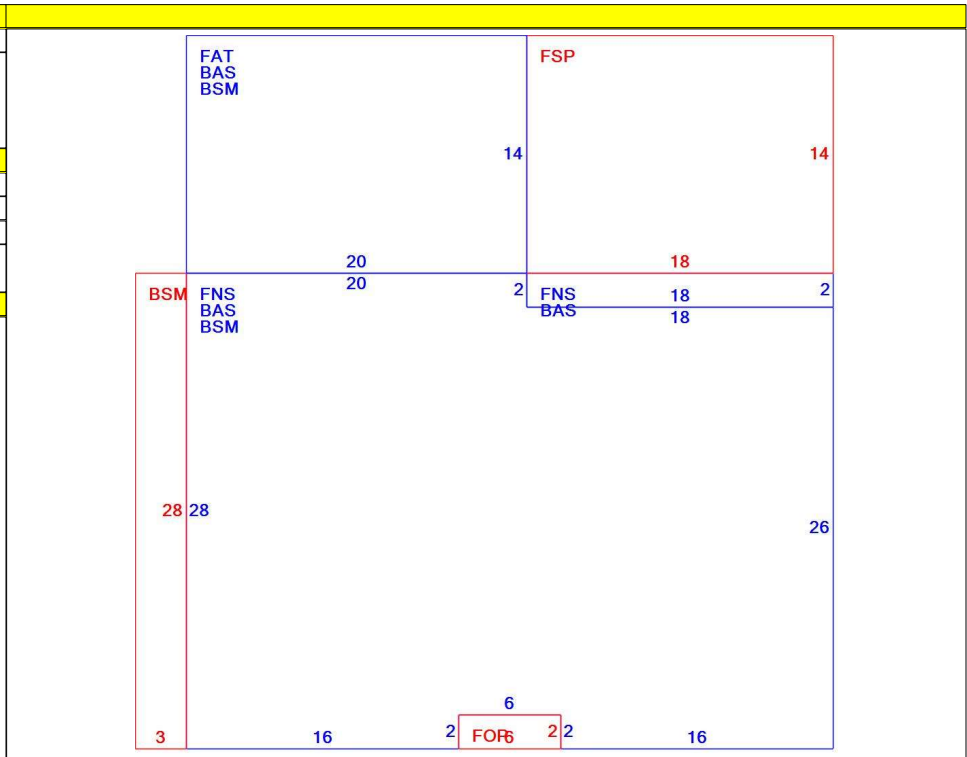
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	589,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	25,600
Appraised Land Value (Bldg)	408,800
Special Land Value	0
Total Appraised Parcel Value	1,023,800
Valuation Method	C
Total Appraised Parcel Value	1,023,800

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
QPO-21-80	04-14-2021	MN	Maintenance	2,118		100	05-18-2021	Air sealing and weatherization.	04-26-2021	SJD	9		01	Measure - No Entry
12923	08-26-1993	AD	Addition	10,000	09-18-1995	100		INGROUND POOL	05-12-2016	SJD	9	1	00	Measure & Listed
10660	11-23-1987	NC	New Construct	129,000	09-18-1995	100			04-12-2013	VGS			20	Field Review
									11-27-2007	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	R1	Primary	19,179 SF	15.89	1.00000	5	1.00	0060	1.341		1.0000	21.31	408,800	
Total Card Land Units					0.44 AC	Parcel Total Land Area					0.44	Total Land Value				408,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1380	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			651,652
Interior Floor 2			Net Other Adj		41,800
Heat Fuel	02	Oil	Replace Cost		693,453
Heat Type	05	Hot Water	Year Built		1988
AC Type	01	None	Effective Year Built		2006
Bedrooms	4		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnld		589,400
Sq Ft Fin Bsmt	221		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1380		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
SPL1	Ing Pool - Ave	L	544	64.00	1995	A	70	C	1.00	24,400
SHD1	Shed	L	84	21.00	1990	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	1,332	1,332	1,332	242.16	322,557
BSM	Basement	0	1,380	276	48.43	66,836
FAT	Finished Attic	84	280	84	72.65	20,341
FNS	Finished 90% Story	947	1,052	947	217.99	229,326
FOP	Open Porch	0	12	2	40.36	484
FSP	Screened Porch	0	252	50	48.05	12,108
Ttl Gross Liv / Lease Area		2,363	4,308	2,691		651,652

