

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CAMPBELL BRIAN P			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CAMPBELL PAMELA C			0 Septic	0 Paved	0 Average	RESIDNTL	1010	653,100	653,100	
9 WINDY HILL LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	429,200	429,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2636 Total Acres .77 Chapter Lan GIS ID F_874609_2847141			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	35,900	35,900	
						Total		1,118,200	1,118,200	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CAMPBELL BRIAN P		33442 0232	09-29-2006	Q	I	732,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	498,700	2022	1010	457,000
									1010	461,400		1010	295,500
									1010	22,200		1010	22,200
								Total		982,300	Total		774,700
								Total			Total		691,600

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)									653,100
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									35,900
Appraised Land Value (Bldg)									429,200
Special Land Value									0
Total Appraised Parcel Value									1,118,200
Valuation Method									C
Total Appraised Parcel Value									1,118,200

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
-21-243	10-02-2021	MN	Maintenance	18,800		100	11-15-2021	New Roof		10-02-2020	SJT	10		20	Field Review
BP-19-211	06-19-2019	RM		14,500		100	07-07-2020	13' X 26' KITCHEN AREA, REPL		04-12-2013	VGS			20	Field Review
1990382	08-24-1999	NC	New Construct	4,000		100		SRN P/14X16		07-06-2000	J&K		1	00	Measure & Listed
13284	07-05-1994	NC	New Construct	25,000	09-18-1995	100		18X32 ING POOL, 4'FC							

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	PD	Primary	33,423 SF	10.08	1.00000	5	1.00	0060	1.341		ES95	0.9500	12.84	429,200
Total Card Land Units					0.77	AC	Parcel Total Land Area					0.77	Total Land Value			429,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1516	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		747,938
Heat Type	05	Hot Water	Replace Cost		48,480
AC Type	01	None	Year Built		1985
Bedrooms	4		Effective Year Built		2003
Full Baths	2		Depreciation Code		G
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	560		Cns Sect Rcnld		653,100
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1516		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
SPL2	Ing Pool-Good	L	576	89.00	1995	A	70	C	1.00	35,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,516	1,516	1,516	222.34	337,061
BSM	Basement	0	1,516	303	44.44	67,368
DCK	Deck	0	214	21	21.82	4,669
FEP	Finished Enclosed Porch	0	238	143	133.59	31,794
FGR	Garage	0	528	211	88.85	46,913
FSP	Screened Porch	0	252	50	44.11	11,117
FUS	Finished Upper Story	1,120	1,120	1,120	222.34	249,016
Ttl Gross Liv / Lease Area		2,636	5,384	3,364		747,938

