

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KACAMBURAS JASON & KACAMBUR		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
KACAMBURAS FAMILY IRREVOC RE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	594,000	594,000	
1 FLINT LOCKE DR				0	Light			RES LAND	1010	351,700	351,700	VISION
SUPPLEMENTAL DATA												
Alt Prcl ID				Cyclical		6						
Scnd Home				Exemption								
DUXBURY MA 02332		Tax Class T		District		W						
Total Acres .989		Chapter Lan		Res Exem								
GIS ID F_870284_2832200		Assoc Pid#										
									Total	945,700	945,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KACAMBURAS JASON & KACAMBURAS		53253 154	08-14-2020	U	I	925,000	1A	Year	Code	Assessed	Year	Code	Assessed	
HOWARD GREGORY W SR		50725 0018	01-15-2019	U	I	1	1A	2023	1010	453,700	2022	1010	415,800	
A & G 143 FOREVER LLC		50256 0052	09-05-2018	U	I	1	1A		1010	477,300		1010	402,700	
HOWARD GREGORY W SR		43793 0241	11-05-2013	U	I	1	1A							
HOWARD GREGORY W SR		32315 0003	03-06-2006	U	I	100	1F							
									Total	931,000	Total	818,500	Total	703,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										594,000	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										0	
Appraised Land Value (Bldg)										351,700	
Special Land Value										0	
Total Appraised Parcel Value										945,700	
Valuation Method										C	
Total Appraised Parcel Value										945,700	

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-22-60	04-04-2022	MN	Maintenance	5,730		100	04-04-2022	REPLACE 1 WINDOW		04-27-2021	SJD	9	1	00	Measure & Listed
QPO-21-26	11-01-2021	MN	Maintenance	7,000		100	11-01-2021	REPLC SLDNG DOOR		11-17-2020	SJT	10		20	Field Review
97	07-01-2011	MN	Maintenance	6,000		100		ROOF		04-12-2013	VGS			20	Field Review
371	09-04-2002	RM	Remodel	2,500	03-16-2004	100		BATHRMS/WNDWS/DOORS		09-27-2004	KP		1	00	Measure & Listed
290	07-08-2002	AD	Addition	15,000	03-16-2004	100		8x36 PORCH							

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	0.046	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	1,600
1	1010	Single Family	RC	Undevelop	0.025	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.09	100
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			351,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		752,975
Heat Type	05	Hot Water	Replace Cost		49,699
AC Type	01	None	Year Built		802,674
Bedrooms	5		Effective Year Built		1959
Full Baths	2		Depreciation Code		1995
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	9		Depreciation %		26
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		74
Sq Ft Fin Bsmt	715		Cns Sect Rcnd		594,000
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	936		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,664	1,664	1,664	190.68	317,283
BSM	Basement	0	936	187	38.09	35,656
FGR	Garage	0	676	270	76.16	51,482
FHS	Finished Half Story	286	572	286	95.34	54,533
FOP	Open Porch	0	288	43	28.47	8,199
FUS	Finished Upper Story	1,404	1,404	1,404	190.68	267,708
PRG	Pergola	0	224	22	18.73	4,195
PTO	Patio	0	308	15	9.29	2,860
TDK	Trex Deck	0	224	22	18.73	4,195
WDK	Deck	0	364	36	18.86	6,864
Ttl Gross Liv / Lease Area		3,354	6,660	3,949		752,975

