

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DOBLE MARGARET CAMPBELL			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DOBLE KENDALL DYER IV			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,310,700	1,310,700	
25 WESTERN WAY				0 Light		RES LAND	1010	1,282,700	1,282,700	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption W		8	RESIDNTL	1010	62,800	62,800	VISION
		Scnd Home Tax Class T	Tot Fin Area 4464							
		Total Acres .924	Chapter Lan							
		GIS ID F_880577_2838675	Assoc Pid#							
							Total	2,656,200	2,656,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DOBLE MARGARET CAMPBELL		57126 42	08-12-2022	Q	I	2,507,200	00	Year	Code	Assessed	Year	Code	Assessed
FARUP CHRISTINA E		48380 0302	05-02-2017	U	I	1	1A	2023	1010	1,085,900	2022	1010	1,001,300
FARUP CHRISTINA E		36151 0002	07-03-2008	Q	I	1,557,900	00		1010	1,125,600		1010	765,800
PANNELL JOHN E		22706 0030	08-26-2002	Q	I	1,390,000	00		1010	35,300		1010	35,300
25 WESTERN WAY NOMINEE TRUST		17553 0008	06-11-1999	Q	I	975,000	00	Total		2,246,800	Total		1,802,400
								Total			Total		1,529,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										1,310,700				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										62,800				
Appraised Land Value (Bldg)										1,282,700				
Special Land Value										0				
Total Appraised Parcel Value										2,656,200				
Valuation Method										C				
Total Appraised Parcel Value										2,656,200				

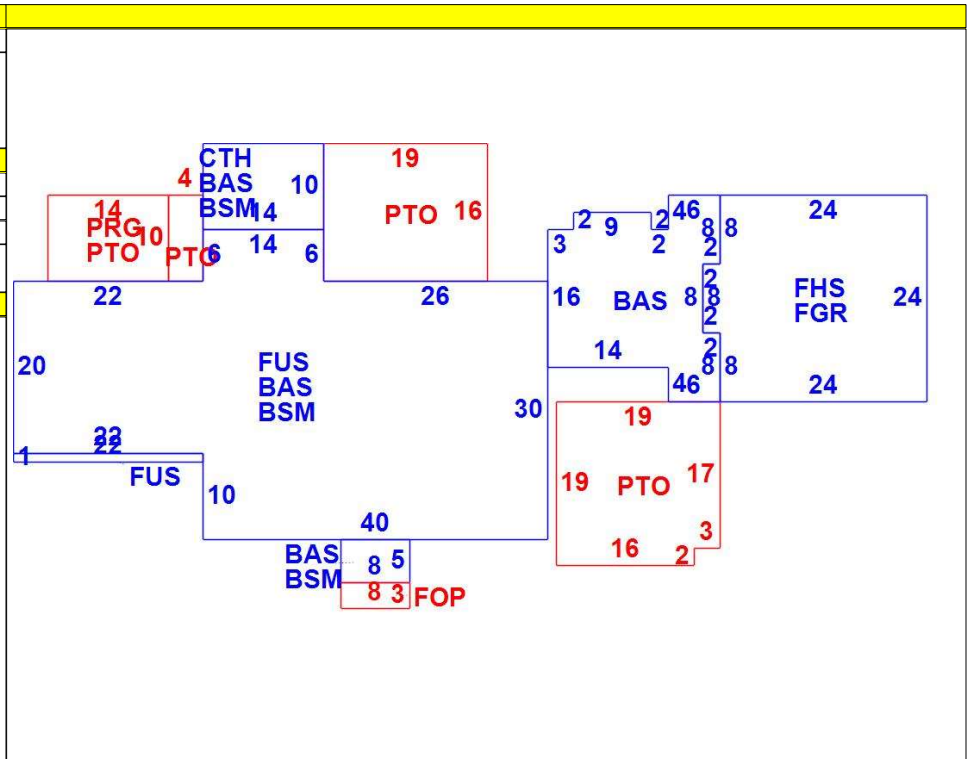
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
ELO-23-276	05-30-2023	EL	Electric			100	06-07-2023	INSTALL GENERAC GENERAT		10-25-2022	SJD	9	1	00	Measure & Listed
QPO-21-6	01-14-2021	MN	Maintenance	25,500		100		Remove shingles from house/she		04-12-2013	VGS			20	Field Review
403	08-04-2003	AD	Addition	25,000	03-20-2004	100		INGRND POOL		09-20-2012	KP	6		30	Quality Control
454	10-22-2002	AD	Addition	10,000		100		TWO DORMERS		08-03-2009	KP			01	Measure - No Entry
9999999	09-18-1997	NC	New Construct		09-18-1997	100		22X16 BRICK PATION							
14187	08-30-1996	NC	New Construct	2,500	09-18-1997	100		10X10 SHED ON PIER							

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	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family		Residual	0.006	AC	35,000.00	1.58730	5	1.00	0090	3.661		1.0000	4.74	1,300
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,282,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	03	
Grade	11	Prime	Unfin Area		Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	5				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	12				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	2				
Sq Ft Fin Bsmt	1486				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area					

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	1,450,981
Replace Cost	147,488
Year Built	1,598,468
Effective Year Built	1986
Depreciation Code	2003
Remodel Rating	G
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	1,310,700
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
SHD1	Shed	L	100	21.00	1996	A	70	C	1.00	1,500
SPL2	Ing Pool-Good	L	792	89.00	2004	A	70	C	1.00	49,300
PTO	Patio	L	140	15.00	2004	A	70	C	1.00	1,500
GNR	GENERATOR	L	1	12400.00	2023	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,274	2,274	2,274	289.73	658,852
BSM	Basement	0	1,904	381	57.98	110,388
CTH	Cathedral Ceiling	0	140	14	28.97	4,056
FGR	Garage	0	592	237	115.99	68,667
FHS	Finished Half Story	296	592	296	144.87	85,761
FOP	Open Porch	0	24	4	48.29	1,159
FUS	Finished Upper Story	1,746	1,746	1,746	289.73	505,873
PRG	Pergola	0	140	14	28.97	4,056
PTO	Patio	0	839	42	14.50	12,169
Ttl Gross Liv / Lease Area		4,316	8,251	5,008		1,450,981

