

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CAMPBELL EUAN B & KLOTZ CARRI		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
CAMPBELL FAMILY LIVING TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,506,800	1,506,800		
38 BEAVERBROOK LN		SUPPLEMENTAL DATA				RES LAND	1010	1,351,900	1,351,900				
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4557 Total Acres 1.468 Chapter Lan GIS ID F_880586_2840166				Cyclical Exemption W District Res Exem	8	RESIDNTL	1010	400	400		
										Total	2,859,100	2,859,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CAMPBELL EUAN B & KLOTZ CARRIE L	LCC	129406	11-04-2019	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
CAMPBELL, EUAN B & TT, CARRIE L KL	LCC	128556	10-28-2019	U	I	10	1A	2023	1010	1,149,500	2022	1010	1,052,900	2021	1010	871,700					
CAMPBELL EUAN	LCC12	0	10-15-2015	U	I	1	1A		1010	1,179,300		1010	802,300		1010	677,600					
CAMPBELL EUAN	LCC11	0	10-11-2013	Q	I	1,425,000	00		1010	200		1010	200		1010	200					
AUSTIN JULIA B	LCC11	0	01-11-2012	U	I	1	1F	Total									2,329,000	Total	1,855,400	Total	1,549,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0090														
NOTES														
										Appraised Bldg. Value (Card)		1,506,800		
										Appraised Xf (B) Value (Bldg)		0		
										Appraised Ob (B) Value (Bldg)		400		
										Appraised Land Value (Bldg)		1,351,900		
										Special Land Value		0		
										Total Appraised Parcel Value		2,859,100		
										Valuation Method		C		
										Total Appraised Parcel Value		2,859,100		

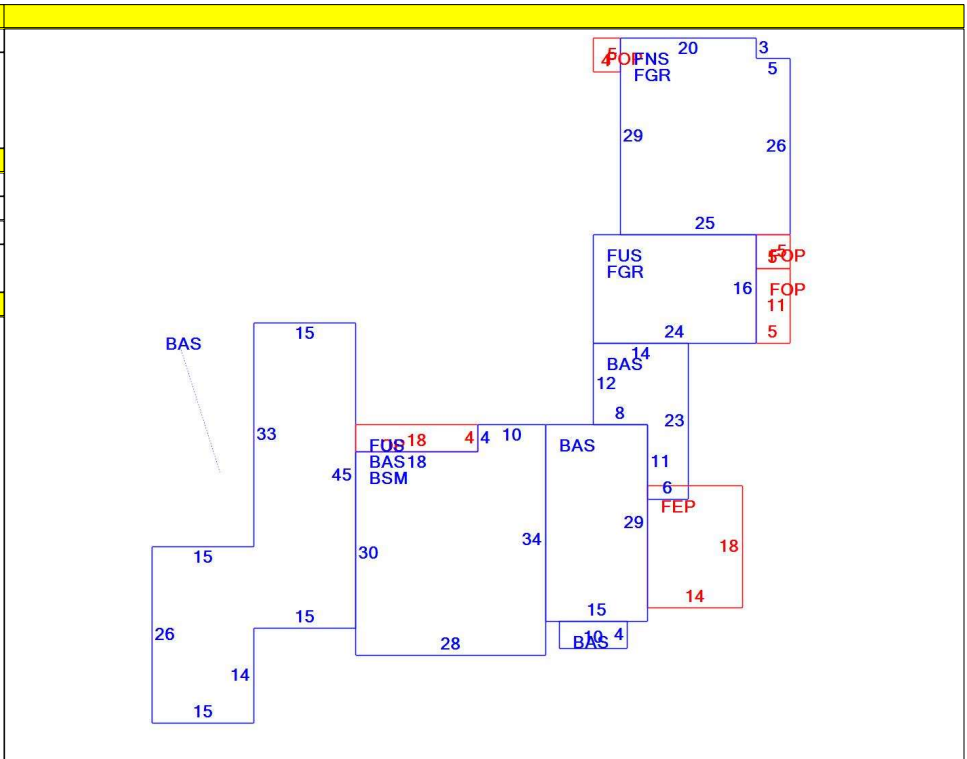
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2017-129	07-06-2017	MN	Maintenance	26,000		100		REPLACE 4 WINDOWS AND 1		04-29-2014	SJD	9		12	Property Estimated - No Ac
2016-82	03-25-2016	MS	Miscellaneous	17,000				INSTALL 17 PV SOLAR PANELS		04-12-2013	VGS			20	Field Review
121	07-12-2011	RM	Remodel	40,950		100		KITCHEN,MBATH,BULKHE		03-20-2012	KP			09	Total Refusal
50	04-23-2009	RM	Remodel	73,000	07-08-2009	100		364' FAMRM 3X10BAYW							
20000254	06-22-2000	AD	Addition	90,000	04-30-2001	100		GARAGE&1ST FLR SPACE							
15331	02-18-1999	RM	Remodel	15,000		100		RM BR,RLCT BTH/CLST							
15129	09-18-1998	RM	Remodel	1,000		100		RMDL BATHRM/SKYLIGHT							

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	RC	Residual	0.550	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	70,500
Total Card Land Units					1.47	AC	Parcel Total Land Area					1.47	Total Land Value			1,351,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	880	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
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	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	2				
Extra Fixtures	3				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	600				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	880				

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

COST / MARKET VALUATION		
Net Other Adj		1,690,369
Replace Cost		1,793,869
Year Built		1951
Effective Year Built		2005
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnld		1,506,800
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	25	21.00	1985	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,654	2,654	2,654	316.08	838,863
BSM	Basement	0	880	176	63.22	55,629
FEP	Finished Enclosed Porch	0	252	151	189.39	47,727
FGR	Garage	0	1,094	438	126.55	138,441
FNS	Finished 90% Story	639	710	639	284.47	201,972
FOP	Open Porch	0	172	26	47.78	8,218
FUS	Finished Upper Story	1,264	1,264	1,264	316.08	399,519
Ttl Gross Liv / Lease Area		4,557	7,026	5,348		1,690,369



38 BEAVERBROOK LN

