

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
CAMPANELLI RALPH LGE SERVICES		0	Water	0	Arterial	0	Excellent	Description	Code	Appraised	Assessed			
CAMPANELLI KATHLEEN A		0	Septic	0	Paved	0	Average	RESIDNTL	1010	1,673,700	1,673,700			
1 CAMPANELLI DR		SUPPLEMENTAL DATA					RES LAND	1010	2,456,800	2,456,800	905			
BRAINTREE MA 02184		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5033 Total Acres 8.348 Chapter Lan GIS ID F_876185_2832637					Cyclical Exemption W W District Res Exem	7	RESIDNTL	1010	216,700	216,700	DUXBURY, MA	
										Total	4,347,200	4,347,200	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CAMPANELLI RALPH LGE SERVICES		13160	0107	09-23-1994	U	I	377,000	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
G E CAPITAL MORTGAGE SERVICES		10834	0165	03-19-1992	U	I	339,500	1I	2023	1010	1,269,500	2022	1010	1,160,300	2021	1010	946,600
									1010	2,176,800	1,686,600	1010	1,686,600	1010	1,407,800		
									1010	159,600	159,600	1010	159,600	1010	156,800		
										Total	3,605,900	Total	3,006,500	Total	2,511,200		

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY														
This signature acknowledges a visit by a Data Collector or Assessor														
Appraised Bldg. Value (Card)										1,673,700				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										216,700				
Appraised Land Value (Bldg)										2,456,800				
Special Land Value										0				
Total Appraised Parcel Value										4,347,200				
Valuation Method										C				
Total Appraised Parcel Value										4,347,200				

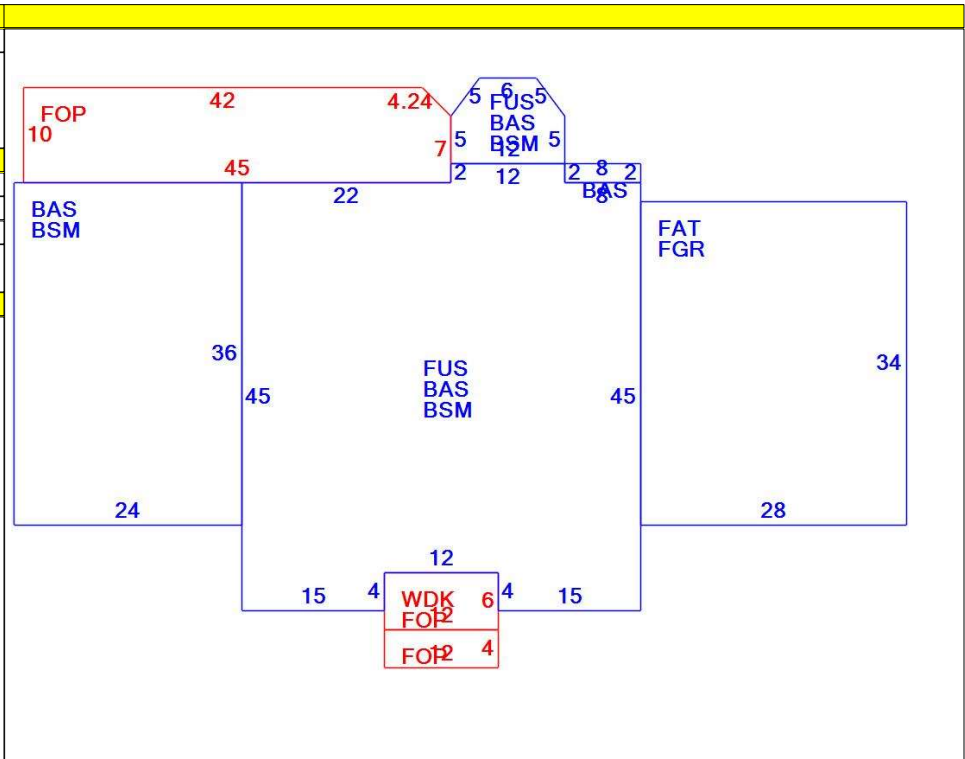
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-24	10-20-2022	MN	Maintenance	9,500		100	10-20-2022	REPLACE WIDOWS WALK RO	03-12-2014	SJD	0	1	00	Measure & Listed
2018-204	05-31-2018	BP	Bldg Permit	10,300	06-30-2018	100		REPAIR EXISTING PIER THAT	04-12-2013	VGS			20	Field Review
14954	05-22-1998	NC	New Construct	24,000	05-14-1999	100		3X216 3X228 8X20PIER	09-20-2012	KP	6		30	Quality Control
14498	05-22-1997	NC	New Construct	15,000	05-05-1998	100		12X25 POOL HOUSE	07-23-2012	KP	6		09	Total Refusal
14465	05-07-1997	NC	New Construct	17,000	05-05-1998	100		30X45 HEAT INGR POOL	09-02-2008	BSB			01	Measure - No Entry
13417	09-19-1994	DM	Demolish	3,000	10-13-1995	100		DEM EXIST HS & GAR						
13415	09-16-1994	NC	New Construct	257,000	10-24-1997	100		42X45 2ST HS						

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	0080	1.503	STANDISH SHORE VIEW	W450	4.5000	59.19	2,367,500
1	1010	Single Family	RC	Residual	3.080	AC 35,000.00	0.47002	5	1.00	0080	1.503			1.0013	0.57	76,200
1	1010	Single Family	WP	Undevelop	4.350	AC 2,000.00	1.00000	0	1.00	0080	1.503	MARSH		1.0000	0.07	13,100
Total Card Land Units					8.35	AC	Parcel Total Land Area					8.35	Total Land Value			2,456,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2826	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	20	Brick/Masonry			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	6				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2826				

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

COST / MARKET VALUATION	
Net Other Adj	1,911,783
Replace Cost	80,750
Year Built	1,992,533
Effective Year Built	1995
Depreciation Code	2005
Remodel Rating	A
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	1,673,700
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
SPL2	Ing Pool-Good	L	800	89.00	1997	A	70	C	1.00	49,800
PHS	Pool House	L	312	143.00	1997	A	70	C	1.00	31,200
DCK	Dock	L	1,860	45.00	1998	A	70	A	2.00	117,200
GAZ	Gazebo	L	249	56.00	2000	A	70	C	1.00	9,800
GNR	GENERATOR	L	1	12400.00	2002	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,842	2,842	2,842	311.98	886,633
BSM	Basement	0	2,826	565	62.37	176,266
FAT	Finished Attic	286	952	286	93.72	89,225
FGR	Garage	0	952	381	124.86	118,862
FOP	Open Porch	0	566	85	46.85	26,518
FUS	Finished Upper Story	1,962	1,962	1,962	311.98	612,095
WDK	Deck	0	72	7	30.33	2,184
Ttl Gross Liv / Lease Area		5,090	10,172	6,128		1,911,783

