

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CAMPBELL ALEXANDER H JR		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CAMPBELL LORRAINE M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	365,700	365,700	
18 CLIVEDEN ST UNIT 404				0	Light			RES LAND	1010	322,900	322,900	
QUINCY MA 02169		SUPPLEMENTAL DATA						RESIDNTL	1010	700	700	
Alt Prcl ID		Cyclical		8								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 651		District SEAWALL 2										
Total Acres .07		Res Exem										
Chapter Lan												
GIS ID F_887376_2848861		Assoc Pid#										
									Total	689,300	689,300	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CAMPBELL ALEXANDER H JR	LCC	132342	07-15-2021	Q	I	300,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WAIHKONEN SUSAN J TT	LCC	121354	12-12-2014	U	I	1	1A	2023	1010	79,600	2022	1010	69,300	2021	1010	68,600
WAIHKONEN SUSAN J TT	LCC	78505	04-28-1989	U	I	1	1		1010	251,700		1010	232,500		1010	202,100
									1010	500		1010	500		1010	500
									Total	331,800	Total	302,300	Total	271,200		

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												
0120																
NOTES				APPRAISED VALUE SUMMARY												
				Appraised Bldg. Value (Card) 365,700												
				Appraised Xf (B) Value (Bldg) 0												
				Appraised Ob (B) Value (Bldg) 700												
				Appraised Land Value (Bldg) 322,900												
				Special Land Value 0												
				Total Appraised Parcel Value 689,300												
				Valuation Method C												
				Total Appraised Parcel Value 689,300												

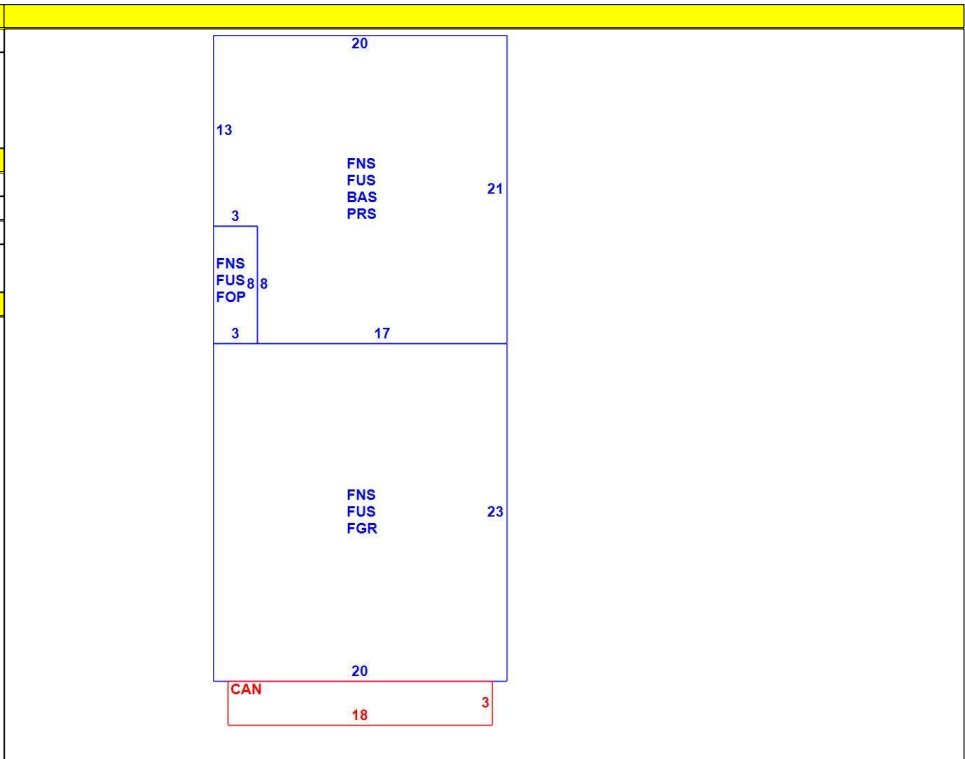
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-313	09-07-2023	BP	Bldg Permit	14,008		0		WET RESIDENTIAL SPRINKLE		08-28-2023	SJT	5		06	Inspection Only
BPO-23-79	03-17-2023	NC	New Construct	370,000	06-23-2023	50		PLAN #BB-11=2 STY HOME 968		06-23-2023	SJT	5		05	Measure - Under Construct
BPO-23-69	03-13-2023	DM	Demolish	10,000	06-23-2023	100		DEMO HOME		03-19-2018	JLF	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										10-09-1999	B&K		1	00	Measure & Listed

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	3,049 SF	56.14	1.00000	5	1.00	0120	2.096		ES90	0.9000	105.90	322,900
					Total Card Land Units	0.07	AC	Parcel Total Land Area				0.07	Total Land Value			322,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	0			
Model	01	Residential	Bsmt Type	06			
Grade	09	Custom	Unfin Area	0.00	None		
Stories	3						
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					
Heat Type	05	Hot Water					
AC Type	03	Central					
Bedrooms	2						
Full Baths	2						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	03	Modern					
Kitchen Style	03	Modern					
Extra Kitchens	0						
Fireplaces	0						
Extra Openings	0						
Gas Fireplaces	2						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	01	Posts Piers					
Bsmt Garage	0						
Bsmt Area	0						

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

COST / MARKET VALUATION			
Net Other Adj		700,016	
Replace Cost		31,350	
Year Built		731,367	
Effective Year Built		2023	
Depreciation Code		2021	
Remodel Rating		A	
Year Remodeled			
Depreciation %		0	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition		UC	
Condition %		50	
Percent Good		50	
Cns Sect Rcnld		365,700	
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	96	21.00	1980	P	35	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	396	396	396	309.61	122,604	
CAN	Canopy	0	54	5	28.67	1,548	
FGR	Garage	0	460	184	123.84	56,967	
FNS	Finished 90% Story	792	880	792	278.64	245,207	
FOP	Open Porch	0	24	4	51.60	1,238	
FUS	Finished Upper Story	880	880	880	309.61	272,452	
PRS	Piers	0	396	0	0.00	0	
Ttl Gross Liv / Lease Area		2,068	3,090	2,261		700,016	

