

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
SAMPSON DONALD E				0 Water		0 Feeder		0 Average		Description	Code	Appraised	Assessed				
321 KEENE ST				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	227,500	227,500				
DUXBURY MA 02332						0 Medium				RES LAND	1010	370,300	370,300				
<b>SUPPLEMENTAL DATA</b>														<b>VISION</b>			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1291 Total Acres 1.498 Chapter Lan GIS ID F_857953_2849197					Cyclical 1 Exemption W District Res Exem Assoc Pid#												
										Total		597,800	597,800				
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)					
SAMPSON DONALD E			25120	0288	05-14-2003		U	I	100		1F	Year	Code	Assessed	Year	Code	Assessed
SAMPSON DONALD E			22319	0029	06-26-2002		U	I	125,000		1F	2023	1010	236,900	2022	1010	206,700
													1010	385,100		1010	317,400
												Total		622,000	Total		524,100
												Total		469,200	Total		469,200
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							<b>APPRAISED VALUE SUMMARY</b>				
												Appraised Bldg. Value (Card) 227,500					
												Appraised Xf (B) Value (Bldg) 0					
												Appraised Ob (B) Value (Bldg) 0					
												Appraised Land Value (Bldg) 370,300					
												Special Land Value 0					
												Total Appraised Parcel Value 597,800					
												Valuation Method C					
												Total Appraised Parcel Value 597,800					
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	
											10-17-2022	SJT	10		01	Measure - No Entry	
											04-12-2013	VGS			20	Field Review	
											08-23-2007	BSB		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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000					1.0000	350,000
1	1010	Single Family	RC	Residual	0.580	AC 35,000.00	1.00000	5	1.00	0050	1.000					1.0000	20,300
Total Card Land Units					1.50	AC	Parcel Total Land Area				1.50	Total Land Value				370,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1259	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			294,856
Interior Floor 2			Net Other Adj		16,775
Heat Fuel	02	Oil	Replace Cost		311,630
Heat Type	05	Hot Water	Year Built		1954
AC Type	03	Central	Effective Year Built		1994
Bedrooms	2		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		227,500
Sq Ft Fin Bsmt	315		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1259		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	1,291	1,291	1,291	137.59	177,629
BSM	Basement	0	1,259	252	27.54	34,673
DCK	Deck	0	387	39	13.87	5,366
FEP	Finished Enclosed Porch	0	168	101	82.72	13,897
FGR	Garage	0	1,150	460	55.04	63,291
Ttl Gross Liv / Lease Area		1,291	4,255	2,143		294,856

