

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|--|--|---|------------|--------------|-----------|--------------------|-------|-----------|----------|---|
| KENNEDY MICHAEL P | | | 0 Water | 0 Cul-De-Sac | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA VISION |
| 62 DUXBOROUGH TRAIL | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 322,900 | 322,900 | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | 0 Light | RES LAND | 1010 | 350,400 | 350,400 | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1700 Total Acres .928 Chapter Lan GIS ID F_863097_2855922 | | Cyclical 3 Exemption W District Res Exem Assoc Pid# | | | RESIDNTL | 1010 | 1,200 | 1,200 | | |
| | | | | | | | Total | 674,500 | 674,500 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------------------|--|-------------|------------|-----|-----|------------|-------|--------------------------------|-------|----------|-------|---------|----------|
| KENNEDY MICHAEL P | | 49897 0107 | 06-08-2018 | Q | I | 543,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| CAPRARO PETER J & CAPRARO KERRI | | 25791 0326 | 07-15-2003 | Q | I | 405,000 | 00 | 2023 | 1010 | 246,100 | 2022 | 1010 | 225,300 |
| | | | | | | | | | 1010 | 364,400 | | 1010 | 300,300 |
| | | | | | | | | | 1010 | 800 | | 1010 | 800 |
| | | | | | | | Total | 611,300 | Total | 526,400 | Total | 516,300 | |

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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0050 | | | | |

| NOTES | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | |

| APPRAISED VALUE SUMMARY | | | | |
|-------------------------------|---------|--|--|--|
| Appraised Bldg. Value (Card) | 322,900 | | | |
| Appraised Xf (B) Value (Bldg) | 0 | | | |
| Appraised Ob (B) Value (Bldg) | 1,200 | | | |
| Appraised Land Value (Bldg) | 350,400 | | | |
| Special Land Value | 0 | | | |
| Total Appraised Parcel Value | 674,500 | | | |
| Valuation Method | C | | | |
| Total Appraised Parcel Value | 674,500 | | | |

| 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 |
| 170 | 09-19-2011 | MN | Maintenance | 1,600 | | 100 | | INSTALL CHIMNEYLINER | | 11-29-2018 | SJD | 9 | 1 | 00 | Measure & Listed |
| 40 | 04-13-2009 | MN | Maintenance | 13,000 | | 100 | | 16X24 REPL DECK | | 09-18-2018 | SJD | | | 20 | Field Review |
| 29 | 04-03-2009 | MN | Maintenance | 4,200 | | 100 | | 9 RPLMENT WINDOWS | | 04-12-2013 | VGS | | | 20 | Field Review |
| 356 | 07-16-2003 | RM | Remodel | 10,000 | 08-26-2004 | 100 | | REFURB KITCHEN | | 03-29-2012 | KP | | 1 | 01 | Measure - No Entry |

| 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 | 8.75 | 350,000 |
| 1 | 1010 | Single Family | RC | Residual | 0.010 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.92 | 400 |
| Total Card Land Units | | | | | 0.93 AC | Parcel Total Land Area | | | | | 0.93 | Total Land Value | | | 350,400 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 816 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | 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 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 401,341 |
| Interior Floor 2 | | | Net Other Adj | | 23,465 |
| Heat Fuel | 03 | Gas | Replace Cost | | 424,806 |
| Heat Type | 05 | Hot Water | Year Built | | 1971 |
| AC Type | 01 | None | Effective Year Built | | 1997 |
| Bedrooms | 4 | | Depreciation Code | | G |
| Full Baths | 1 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 24 |
| Total Rooms | 7 | | 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 | 0 | | Percent Good | | 76 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 322,900 |
| Sq Ft Fin Bsmt | 270 | | Dep % Ovr | | |
| FBM Quality | 03 | Average | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 1 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 816 | | 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 | 80 | 21.00 | 1980 | A | 70 | C | 1.00 | 1,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 816 | 816 | 816 | 210.24 | 171,553 |
| BSM | Basement | 0 | 816 | 163 | 42.00 | 34,268 |
| DCK | Deck | 0 | 456 | 46 | 21.21 | 9,671 |
| FUS | Finished Upper Story | 884 | 884 | 884 | 210.24 | 185,849 |
| Ttl Gross Liv / Lease Area | | 1,700 | 2,972 | 1,909 | | 401,341 |

