

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | |
|--|--|---|-----------|---|----------|--------------------|---------|-------------|----------|-----------|----------|
| DONOVAN STEPHEN & MARY TT DONOVAN NOM RLTY TRUST 568 FRANKLIN ST DUXBURY MA 02332 | | 0 | Water | 0 | Feeder | 0 | Average | Description | Code | Appraised | Assessed |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 294,100 | 294,100 |
| | | SUPPLEMENTAL DATA | | 0 | | Medium | | | RES LAND | 1010 | 386,300 |
| | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1470 Total Acres 2.098 Chapter Lan GIS ID F_863166_2849797 | | Cyclical 3 Exemption W District Res Exem Assoc Pid# | | | | RESIDNTL | 1010 | 1,800 | 1,800 |
| | | | | | | Total | | | | 682,200 | 682,200 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---------------------------|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| DONOVAN STEPHEN & MARY TT | 30046 0007 | 02-24-2005 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | 2023 | 1010 | 219,400 | 2022 | 1010 | 139,900 | 2021 | 1010 | 141,600 |
| | | | | | | | | 1010 | 405,000 | | 1010 | 334,300 | | 1010 | 278,600 |
| | | | | | | | | 1010 | 1,200 | | 1010 | 3,400 | | 1010 | 3,400 |
| | | | | | | | Total | | 625,600 | Total | | 477,600 | Total | | 423,600 |

| 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 | | | | | | | |
| 0050 | | | | | | | | | | | |
| NOTES | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total Appraised Parcel Value | | | | | | 682,200 | | | | | |

| 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-23-53 | 03-07-2023 | MN | Maintenance | 13,372 | | 100 | 03-07-2023 | RMVE & INSTALL ASPHALT SHI | | 10-18-2021 | SJT | 10 | | 00 | Measure & Listed |
| BPO-20-188 | 08-10-2021 | MN | Maintenance | 4,000 | | 100 | 08-10-2021 | Weatherization & air sealing. | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 05-15-2007 | 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 | 8.75 | 350,000 |
| 1 | 1010 | Single Family | PD | Residual | 1.180 | AC | 35,000.00 | 0.87796 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.71 | 36,300 |
| Total Card Land Units | | | | | 2.10 | AC | Parcel Total Land Area | | | | | 2.10 | Total Land Value | | | 386,300 |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|------|----------------|------------|---------------------------------|-------------|--|--|
| Element | Cd | Description | Element | Cd | Description | | |
| Style | 04 | Cape Cod | Bsmt Area | 840 | | | |
| Model | 01 | Residential | Bsmt Type | 03 | | | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Partial | | |
| Stories | 1.75 | | | | | | |
| 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 | 04 | Forced Air-Duc | | | | | |
| AC Type | 01 | None | | | | | |
| Bedrooms | 3 | | | | | | |
| Full Baths | 2 | | | | | | |
| Half Baths | 0 | | | | | | |
| Extra Fixtures | 0 | | | | | | |
| Total Rooms | 6 | | | | | | |
| Bath Style | 02 | Average | | | | | |
| Kitchen Style | 02 | Average | | | | | |
| Extra Kitchens | 0 | | | | | | |
| Fireplaces | 1 | | | | | | |
| Extra Openings | 0 | | | | | | |
| Gas Fireplaces | 0 | | | | | | |
| Sq Ft Fin Bsmt | 0 | | | | | | |
| FBM Quality | | | | | | | |
| Foundation | 05 | Conc Block | | | | | |
| Bsmt Garage | 0 | | | | | | |
| Bsmt Area | 840 | | | | | | |

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

| COST / MARKET VALUATION | | | |
|--------------------------|--|--|---------|
| Net Other Adj | | | 409,286 |
| Replace Cost | | | 16,900 |
| Year Built | | | 426,187 |
| Effective Year Built | | | 1952 |
| Depreciation Code | | | 1990 |
| Remodel Rating | | | A |
| Year Remodeled | | | |
| Depreciation % | | | 31 |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | | | 1.000 |
| Condition | | | |
| Condition % | | | |
| Percent Good | | | 69 |
| Cns Sect Rcnld | | | 294,100 |
| 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 | 120 | 21.00 | 2015 | A | 70 | C | 1.00 | 1,800 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 840 | 840 | 840 | 223.29 | 187,562 |
| BSM | Basement | 0 | 840 | 168 | 44.66 | 37,512 |
| DCK | Deck | 0 | 272 | 27 | 22.16 | 6,029 |
| FEP | Finished Enclosed Porch | 0 | 280 | 168 | 133.97 | 37,512 |
| TQS | Three Quarter Story | 630 | 840 | 630 | 167.47 | 140,671 |
| Ttl Gross Liv / Lease Area | | 1,470 | 3,072 | 1,833 | | 409,286 |

