

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | |
|------------------------------|--|------|-----------|-------------|----------|--------------------|----------|-------------|---------|-----------|----------|------------------------|
| RUSSELL NANCY J TT | | 0 | Water | 0 | Feeder | 0 | Good | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| NANCY J RUSSELL LIVING TRUST | | 0 | Septic | 0 | Paved | 0 | Good | RESIDNTL | 1010 | 452,400 | 452,400 | |
| 187 FRANKLIN ST | | | | | 0 | Medium | RES LAND | 1010 | 363,900 | 363,900 | | |
| DUXBURY MA 02332 | | | | | | | | RESIDNTL | 1010 | 52,700 | 52,700 | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | VISION |
| Alt Prcl ID | | | | Cyclical 3 | | | | | | | | |
| Scnd Home | | | | Exemption | | | | | | | | |
| Tax Class T | | | | W | | | | | | | | |
| Tot Fin Area 2658 | | | | District | | | | | | | | |
| Total Acres 1.314 | | | | Res Exem | | | | | | | | |
| Chapter Lan | | | | | | | | | | | | |
| GIS ID F_868121_2852418 | | | | Assoc Pid# | | | | | | | | |
| | | | | | | | | | Total | 869,000 | 869,000 | |

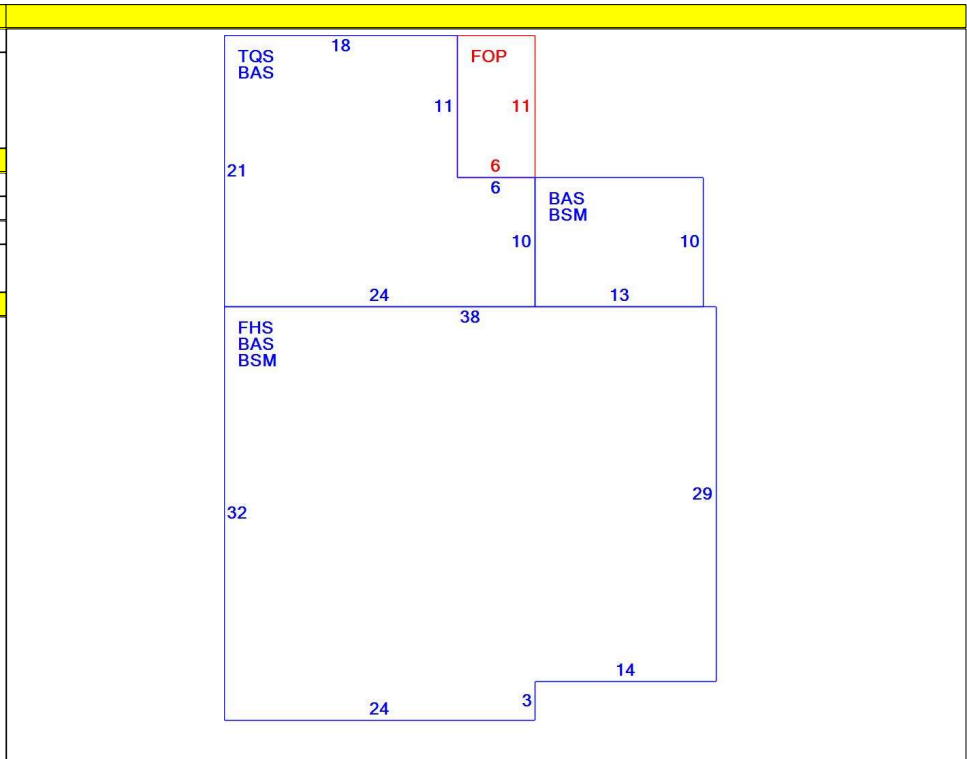
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---------------------|-------|-------------|------------|-----|-----|------------|----|--------------------------------|---------|----------|---------|-------|----------|------|------|----------|
| RUSSELL NANCY J TT | 57312 | 28 | 10-11-2022 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| RUSSELL NANCY J | 47740 | 0331 | 11-15-2016 | Q | I | 519,900 | 00 | 2023 | 1010 | 348,800 | 2022 | 1010 | 288,400 | 2021 | 1010 | 290,100 |
| AYERS TIMOTHY F | 41780 | 0045 | 08-10-2012 | Q | I | 470,000 | 00 | | 1010 | 378,200 | | 1010 | 311,700 | | 1010 | 259,800 |
| HERCHEN JENNIFER M | 32032 | 0240 | 01-06-2006 | U | I | 100 | 1A | | 1010 | 30,800 | | 1010 | 30,800 | | 1010 | 30,800 |
| | | | | | | | | Total | 757,800 | Total | 630,900 | Total | 580,700 | | | |

| 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 | | Appraised Bldg. Value (Card) | | | | | | 452,400 | | | |
| 0050 | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | | 0 | | | |
| | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | | 52,700 | | | | |
| | | | | | | | | Appraised Land Value (Bldg) | | | | | | 363,900 | | | | |
| | | | | | | | | Special Land Value | | | | | | 0 | | | | |
| | | | | | | | | Total Appraised Parcel Value | | | | | | 869,000 | | | | |
| | | | | | | | | Valuation Method | | | | | | C | | | | |
| | | | | | | | | Total Appraised Parcel Value | | | | | | 869,000 | | | | |

| 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 |
| 2017-330 | 10-11-2017 | RM | Remodel | 30,000 | 08-21-2018 | 100 | | REMODEL DOWNSTAIRS BATH | | 08-21-2018 | JLF | 5 | | 01 | Measure - No Entry |
| 2017-243 | 07-27-2017 | RM | Remodel | 16,000 | 08-21-2018 | 100 | | REMODEL EXISTIG 2ND FLR B | | 06-02-2017 | SJD | 9 | | 01 | Measure - No Entry |
| 227 | 07-23-2007 | NC | New Construct | 36,000 | | 100 | | 20X26 BARN/10X26SHED | | 04-12-2013 | VGS | | | 20 | Field Review |
| 226 | 07-23-2007 | DM | Demolish | 3,500 | | 100 | | BARN 20X26 | | 10-03-2008 | KP | | 1 | 00 | Measure & Listed |
| 60 | 06-14-2007 | MN | Maintenance | 3,000 | | 100 | | STRIP/REROOF 22X25 | | | | | | | |
| 13335 | 07-28-1994 | AD | Addition | 45,000 | 09-19-1995 | 100 | | 20X22 2ST,6X10 PCH | | | | | | | |

| 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 | 0.396 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 0.81 | 13,900 | |
| Total Card Land Units | | | | | 1.31 | AC | Parcel Total Land Area | | | | | 1.31 | Total Land Value | | | | | 363,900 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 06 | Conventional | Bsmt Area | 1304 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Partial |
| Stories | 1.6 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | 11 | Clapboard | | | B |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | |
| Interior Wall 1 | 03 | Plaster | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 607,838 |
| Interior Floor 2 | | | Net Other Adj | | 29,290 |
| Heat Fuel | 02 | Oil | Replace Cost | | 637,128 |
| Heat Type | 05 | Hot Water | Year Built | | 1844 |
| AC Type | 01 | None | Effective Year Built | | 1992 |
| Bedrooms | 4 | | Depreciation Code | | G |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 29 |
| Total Rooms | 10 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 2 | | Condition % | | |
| Extra Openings | 1 | | Percent Good | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 452,400 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 03 | Stone | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1304 | | 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 |
| BRN5 | Barn - 2 Story | L | 1,040 | 69.00 | 2008 | A | 70 | C | 1.00 | 50,200 |
| SHD1 | Shed | L | 171 | 21.00 | 2008 | A | 70 | C | 1.00 | 2,500 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,742 | 1,742 | 1,742 | 207.52 | 361,507 |
| BSM | Basement | 0 | 1,304 | 261 | 41.54 | 54,164 |
| FHS | Finished Half Story | 587 | 1,174 | 587 | 103.76 | 121,817 |
| FOP | Open Porch | 0 | 66 | 10 | 31.44 | 2,075 |
| TQS | Three Quarter Story | 329 | 438 | 329 | 155.88 | 68,275 |
| Ttl Gross Liv / Lease Area | | 2,658 | 4,724 | 2,929 | | 607,838 |

