

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION |
|-------------------------|--|---|------------|---|-----------|--------------------|------|-----------|----------|---|
| FOPIANO, ALEX R | | | 0 Water | 0 Feeder | 0 Average | Description | Code | Appraised | Assessed | |
| SHAUNA A FOPIANO | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 458,500 | 458,500 | |
| 267 FRANKLIN ST | | SUPPLEMENTAL DATA | | | | RES LAND | 1010 | 365,900 | 365,900 | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2568 Total Acres 1.37 Chapter Lan | | Cyclical 3 Exemption W District Res Exem | | | | | | |
| GIS ID F_867547_2851419 | | Assoc Pid# | | | | | | Total | 824,400 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|-------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| MACKAY KYLE ALEXANDRA | | 57970 309 | 06-01-2023 | Q | I | 864,504 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| FOPIANO, ALEX R | | 52429 138 | 03-04-2020 | U | I | 100 | 1A | 2023 | 1010 | 347,600 | 2022 | 1010 | 317,600 | 2021 | 1010 | 279,900 |
| FOPIANO ALEX R | | 48987 0347 | 09-29-2017 | Q | I | 590,000 | 00 | | 1010 | 380,400 | | 1010 | 313,500 | | 1010 | 261,300 |
| COLLENTRO MICHAEL & ALLISON C | | 41569 0344 | 06-27-2012 | Q | I | 513,000 | 00 | | | | | | | | | |
| SCARBROUGH RONALD F & MARY A | | 4791 0113 | 02-08-1980 | U | I | 66,900 | 1 | | | | | | | | | |
| | | | | | | | | Total | | 728,000 | Total | | 631,100 | Total | | 541,200 |

| 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 | | | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | |

| NOTES | | | | | | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |

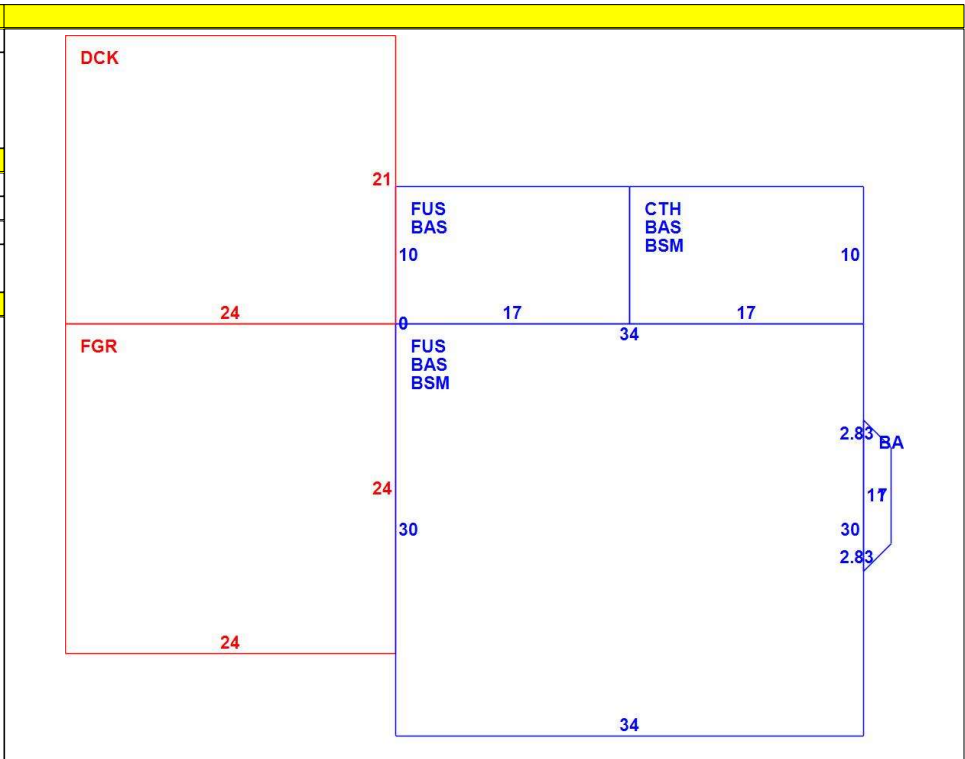
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | VISIT / CHANGE HISTORY | | | | |
|------------------------|------------|------|-------------|--------|------------|--------|-----------|---------------------------|------------|-----|------|----|----|-----------------------|------------------------|--|--|--|--|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result | | | | | |
| QPO-23-20 | 07-31-2023 | MN | Maintenance | 7,200 | | 100 | | WEATHERIZATION/AIR SELAIN | 11-27-2017 | SJD | 9 | 1 | 07 | Measure - Info @ Door | | | | | |
| 13849 | 10-12-1995 | AD | Addition | 30,000 | 05-24-1996 | 100 | | 2 ST ADDITION 14X16 | 06-30-2014 | JLF | 10 | 1 | 00 | Measure & Listed | | | | | |
| 11641 | 07-13-1990 | AD | Addition | 7,800 | 05-14-1991 | 100 | | DECK 18 X 24 | 04-12-2013 | VGS | | | 20 | Field Review | | | | | |
| | | | | | | | | | 09-19-2007 | BSB | | | 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 | 0.455 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.80 | 15,900 |
| | | | | | Total Card Land Units | | 1.37 | AC | Parcel Total Land Area | | | 1.37 | Total Land Value | | | 365,900 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1360 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Partial |
| Stories | 2 | | | | |
| 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 | 14 | Carpet | | | |
| Interior Floor 2 | 12 | Hardwood | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 3 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 2 | | | | |
| 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 | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 1360 | | | | |

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

| COST / MARKET VALUATION | | |
|--------------------------|---------|---------|
| Net Other Adj | | 558,212 |
| Replace Cost | | 22,230 |
| Year Built | | 580,441 |
| Effective Year Built | | 1979 |
| Depreciation Code | | 2000 |
| Remodel Rating | | G |
| Year Remodeled | | |
| Depreciation % | 21 | |
| Functional Obsol | | |
| External Obsol | | |
| Trend Factor | 1.000 | |
| Condition | | |
| Condition % | | |
| Percent Good | 79 | |
| Cns Sect Rcnd | 458,500 | |
| 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,378 | 1,378 | 1,378 | 179.89 | 247,894 |
| BSM | Basement | 0 | 1,190 | 238 | 35.98 | 42,815 |
| CTH | Cathedral Ceiling | 0 | 170 | 17 | 17.99 | 3,058 |
| DCK | Deck | 0 | 504 | 50 | 17.85 | 8,995 |
| FGR | Garage | 0 | 576 | 230 | 71.83 | 41,376 |
| FUS | Finished Upper Story | 1,190 | 1,190 | 1,190 | 179.89 | 214,074 |
| Ttl Gross Liv / Lease Area | | 2,568 | 5,008 | 3,103 | | 558,212 |

