

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|------------------------------|--|--|------------|-------------|---|--------------------|---------|-----------|----------|
| FINGER FRIEDRICH W III TT | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed |
| FRIEDRICH W FINGER III TRUST | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 531,600 | 531,600 |
| 314 CONGRESS ST | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 351,600 | 351,600 | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2899 Total Acres .968 Chapter Lan GIS ID F_864607_2846327 | | | Cyclical Exemption W District Res Exem Assoc Pid# 4 | | | | |
| | | | | | | Total | 883,200 | 883,200 | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|---------|----------|---------|-------|----------|
| FINGER FRIEDRICH W III TT | | 46377 0255 | 12-14-2015 | U | I | 100 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| FINGER FRIEDRICH W 3D | | 3645 0146 | 01-15-1971 | U | I | 0 | 1 | 2023 | 1010 | 403,300 | 2022 | 1010 | 330,400 |
| | | | | | | | | | 1010 | 365,700 | 2021 | 1010 | 301,500 |
| | | | | | | | | Total | 769,000 | Total | 631,900 | Total | 540,600 |

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

This signature acknowledges a visit by a Data Collector or Assessor

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 531,600 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 351,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 883,200 |
| Valuation Method | C |
| Total Appraised Parcel Value | 883,200 |

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

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

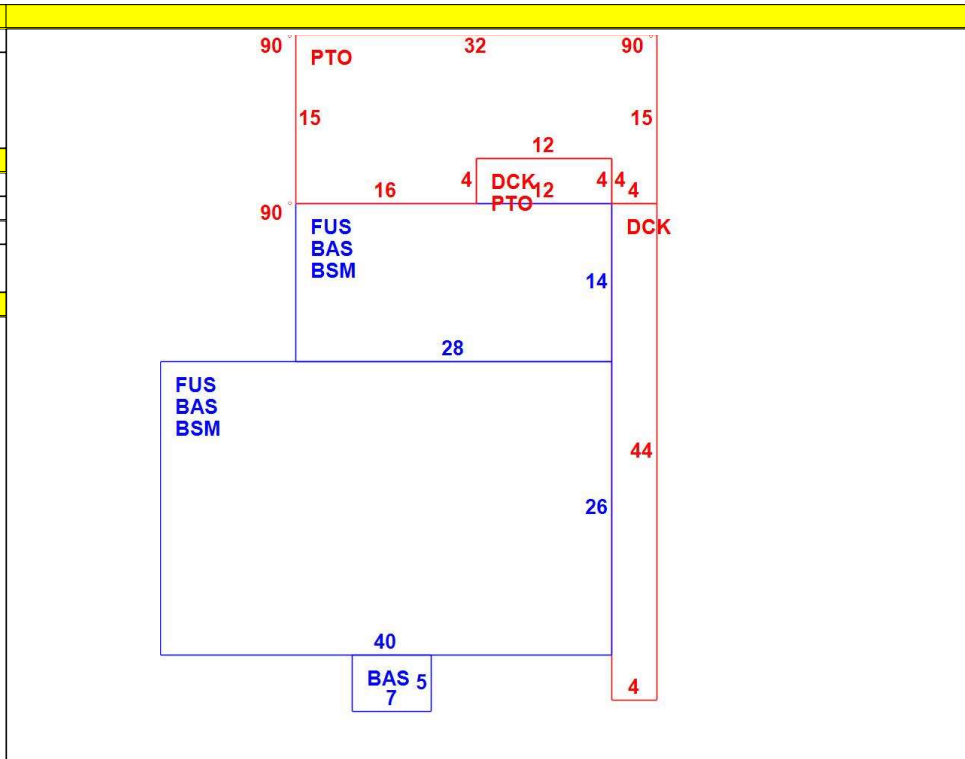
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|-----------|--------|-----------|--------------------|--|------------------------|-----|------|----|----|------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpose/Result |
| 2016-170 | 09-07-2016 | MN | Maintenance | 43,626 | | 100 | | REPLACE 23 WINDOWS | | 10-20-2021 | SJT | 10 | | 00 | Measure & Listed |
| 2016-97 | 06-16-2016 | MN | Maintenance | 43,140 | | 100 | | REPLACE 23 WINDOWS | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 06-06-2007 | 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 | 0.047 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 1,600 | |
| Total Card Land Units | | | | | 0.97 AC | Parcel Total Land Area | | | | | 0.97 | Total Land Value | | | 351,600 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1432 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| 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 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 8 | | | | |
| Bath Style | 03 | Modern | | | |
| Kitchen Style | 03 | Modern | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 2 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 0 | | | | |
| FBM Quality | | | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 2 | | | | |
| Bsmt Area | 1432 | | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Net Other Adj | 670,322 |
| Replace Cost | 29,145 |
| Year Built | 699,468 |
| Effective Year Built | 1970 |
| Depreciation Code | 1997 |
| Remodel Rating | G |
| Year Remodeled | |
| Depreciation % | 24 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 76 |
| Cns Sect Rcnd | 531,600 |
| 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 |
| GNR | GENERATOR | L | | 12400.00 | 2013 | A | 70 | C | 1.00 | 0 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,467 | 1,467 | 1,467 | 207.47 | 304,353 |
| BSM | Basement | 0 | 1,432 | 286 | 41.44 | 59,335 |
| DCK | Deck | 0 | 224 | 22 | 20.38 | 4,564 |
| FUS | Finished Upper Story | 1,432 | 1,432 | 1,432 | 207.47 | 297,091 |
| PTO | Patio | 0 | 480 | 24 | 10.37 | 4,979 |
| Ttl Gross Liv / Lease Area | | 2,899 | 5,035 | 3,231 | | 670,322 |

