

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | |
|--|--|-------------------------|-----------|-------------|----------|--------------------|---------|-------------|----------|---|-----------|----------|
| COAN STEPHEN R & COAN JENNIFE 2019 COAN FAMILY LIVING TRUST 55 WALKER RD DUXBURY MA 02332 | | 0 | Water | 0 | Two-Way | 0 | Average | Description | Code | | Appraised | Assessed |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | | 697,700 | 697,700 |
| | | SUPPLEMENTAL DATA | | 0 | | Medium | | | RES LAND | | 1010 | 350,400 |
| | | Alt Prcl ID | | Cyclical 3 | | | | RESIDNTL | 1010 | 36,500 | 36,500 | |
| | | Scnd Home | | Exemption | | | | Total | | | | |
| | | Tax Class T | | W | | | | 1,084,600 | | | | |
| | | Tot Fin Area 3089 | | District | | | | 1,084,600 | | | | |
| | | Total Acres .928 | | Res Exem | | | | | | | | |
| | | Chapter Lan | | Assoc Pid# | | | | | | | | |
| | | GIS ID F_869621_2847519 | | | | | | | | | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
|----------------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|------|---------|----------|-------|------|----------|
| COAN STEPHEN R & COAN JENNIFER S | | LCC | 128399 | 04-24-2019 | U | I | 10 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| COAN STEPHEN R | | LCC11 | 0 | 12-12-2011 | Q | I | 665,000 | 00 | 2023 | 1010 | 531,600 | 2022 | 1010 | 486,600 |
| FIEDLER CHAD | | 111696 | 0 | 02-29-2008 | Q | I | 808,000 | 00 | | 1010 | 364,400 | 2021 | 1010 | 300,300 |
| PETERSON GARY R | | 106399 | 0 | 11-05-2004 | Q | I | 842,000 | 00 | | 1010 | 20,600 | | 1010 | 20,600 |
| | | Total | | | | | | | | 916,600 | | Total | | 807,500 |
| | | | | | | | | | | Total | | Total | | 688,600 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | APPRaised VALUE SUMMARY | | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|-------------------------|---------------------------------|-----|---|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm | Int | This signature acknowledges a visit by a Data Collector or Assessor | | | |
| | | | | | | | | | | Appraised Bldg. Value (Card) 697,700 | | | |
| Total | | | 0.00 | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | |

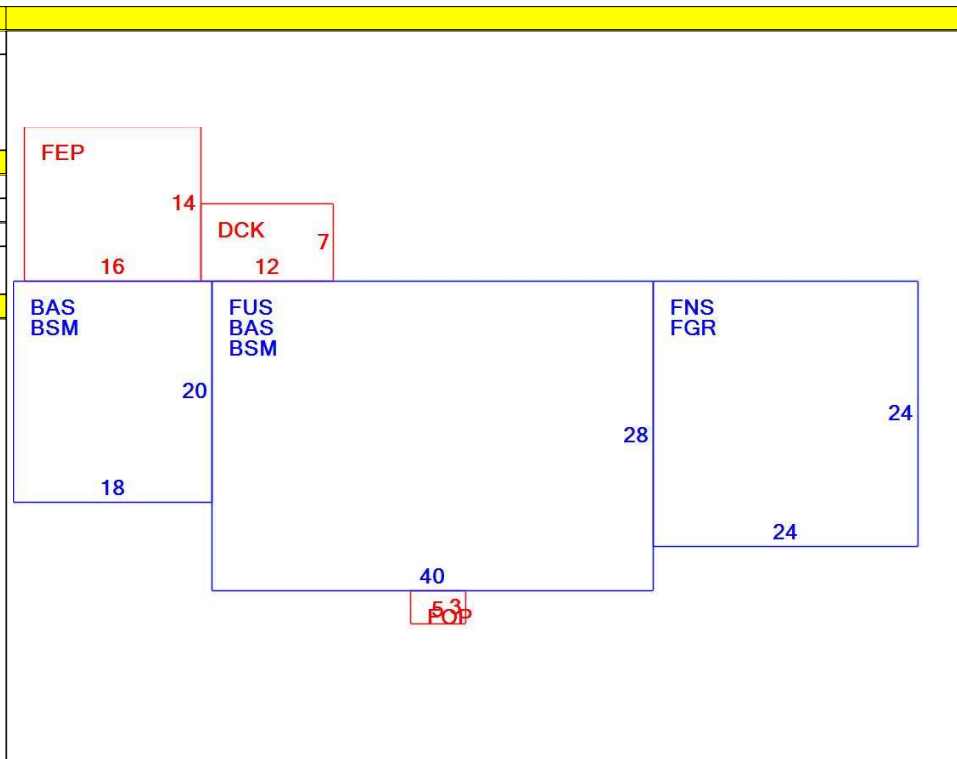
| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0050 | | | Batch |

| NOTES | | | |
|--|--|--|--|
| <p>Appraised Land Value (Bldg) 350,400</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,084,600</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,084,600</p> | | | |

| 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 |
| 14153 | 08-06-1996 | NC | New Construct | 15,000 | | 100 | | FL OVER GAR/SHEDDORM | 09-10-2018 | SJD | | | 20 | Field Review |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | 05-02-2011 | KP | | 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 | PD | 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 | 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 | 1480 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 07 | Very 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 | 04 | Hip | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 804,996 |
| Interior Floor 2 | | | Net Other Adj | | 45,880 |
| Heat Fuel | 02 | Oil | Replace Cost | | 850,875 |
| Heat Type | 05 | Hot Water | Year Built | | 1986 |
| AC Type | 01 | None | Effective Year Built | | 2003 |
| Bedrooms | 4 | | Depreciation Code | | G |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 18 |
| Total Rooms | 9 | | 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 | | 82 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 697,700 |
| Sq Ft Fin Bsmt | 495 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1480 | | 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 |
| SPL1 | Ing Pool - Ave | L | 650 | 64.00 | 1980 | A | 70 | C | 1.00 | 29,100 |
| SHD1 | Shed | L | 128 | 21.00 | 1980 | A | 70 | C | 1.00 | 1,900 |
| PAV1 | Paving - Asph | L | 5,000 | 4.00 | 2003 | F | 55 | D | 0.50 | 5,500 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,480 | 1,480 | 1,480 | 212.51 | 314,518 |
| BSM | Basement | 0 | 1,480 | 296 | 42.50 | 62,904 |
| DCK | Deck | 0 | 84 | 8 | 20.24 | 1,700 |
| FEP | Finished Enclosed Porch | 0 | 224 | 134 | 127.13 | 28,477 |
| FGR | Garage | 0 | 576 | 230 | 84.86 | 48,878 |
| FNS | Finished 90% Story | 518 | 576 | 518 | 191.11 | 110,081 |
| FOP | Open Porch | 0 | 15 | 2 | 28.33 | 425 |
| FUS | Finished Upper Story | 1,120 | 1,120 | 1,120 | 212.51 | 238,013 |
| Ttl Gross Liv / Lease Area | | 3,118 | 5,555 | 3,788 | | 804,996 |

