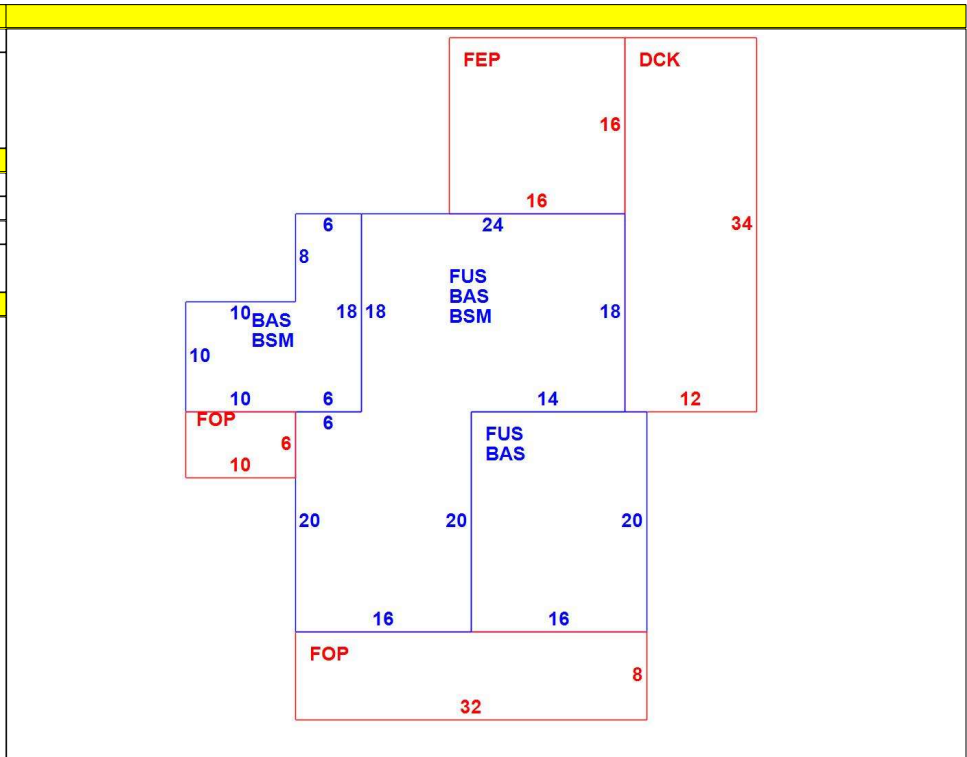


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | |
|-----------------------------|------------|--------------------------|-------------------|--------------|-------------|--------------------|---|--------------------------------|------------------------------|---|-----------|-------|---------------------|--------------------|------------|---------|
| SHORES CAROLA | | | 0 Water | 0 Cul-De-Sac | 0 Average | Description | Code | Appraised | Assessed | | | | | | | |
| 1 APPLE HILL LN | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 411,500 | 411,500 | | | | | | | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | 0 Light | RES LAND | 1010 | 499,900 | 499,900 | | | | | | | |
| Alt Prcl ID | | Cyclical 4 | | | | | RESIDNTL | 1010 | 53,600 | 38,900 | | | | | | |
| Scnd Home | | Exemption | | | | | Total | | 965,000 | 950,300 | | | | | | |
| Tax Class T | | W | | | | | | | | | | | | | | |
| Tot Fin Area 2352 | | District | | | | | | | | | | | | | | |
| Total Acres 1.568 | | Res Exem | | | | | | | | | | | | | | |
| Chapter Lan | | Assoc Pid# | | | | | | | | | | | | | | |
| GIS ID F_864321_2843305 | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| SHORES CAROLA | | 45709 0091 | 06-24-2015 | U | I | 125,000 | 1A | Year | Code | Assessed | Year | Code | Assessed | | | |
| SHORES CARLE E | | 5228 0494 | 10-22-1982 | Q | I | | | 2023 | 1010 | 317,100 | 2022 | 1010 | 262,000 | | | |
| | | | | | | | | | 1010 | 536,500 | | 1010 | 319,500 | | | |
| | | | | | | | | | 1010 | 28,000 | | 1010 | 28,000 | | | |
| | | | | | | | | Total | | 881,600 | Total | | 609,500 | | | |
| | | | | | | | | Total | | | Total | | 560,500 | | | |
| 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) | | | | | | | |
| 0060 | | | | | | | | | 411,500 | | | | | | | |
| | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | | | | |
| | | | | | | | | 0 | | | | | | | | |
| | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | | | | |
| | | | | | | | | 53,600 | | | | | | | | |
| | | | | | | | | Appraised Land Value (Bldg) | | | | | | | | |
| | | | | | | | | 499,900 | | | | | | | | |
| | | | | | | | | Special Land Value | | | | | | | | |
| | | | | | | | | 0 | | | | | | | | |
| | | | | | | | | Total Appraised Parcel Value | | | | | | | | |
| | | | | | | | | 965,000 | | | | | | | | |
| | | | | | | | | Valuation Method | | | | | | | | |
| | | | | | | | | C | | | | | | | | |
| | | | | | | | | Total Appraised Parcel Value | | | | | | | | |
| | | | | | | | | 965,000 | | | | | | | | |
| 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 | | |
| BPO-23-161 | 05-18-2023 | SP | Solar Panels | 12,011 | | 100 | 06-27-2023 | 14 SOLAR PANELS | 11-22-2021 | SJT | 10 | | 21 | Field Review + GIS | | |
| QPO-22-32 | 12-30-2022 | MN | Maintenance | 5,000 | | 100 | 12-30-2022 | WEATHERIZATION/AIR SEALIN | 04-12-2013 | VGS | | | 20 | Field Review | | |
| 182 | 05-07-2004 | MN | Maintenance | 2,500 | | 100 | | REPLACE ROOF | 05-30-2007 | 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 | 0060 | 1.341 | | 1.0000 | 11.74 | 469,400 | |
| 1 | 1010 | Single Family | RC | Residual | 0.650 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | 1.0000 | 1.08 | 30,500 | |
| Total Card Land Units | | | | | 1.57 | AC | Parcel Total Land Area | | | | | 1.57 | Total Land Value | | | 499,900 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 06 | Conventional | Bsmt Area | 960 | |
| 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 | 04 | Hip | | | |
| 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 | 01 | None | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 7 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 2 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 0 | | | | |
| FBM Quality | | | | | |
| Foundation | 05 | Conc Block | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 960 | | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Net Other Adj | 587,413 |
| Replace Cost | 26,825 |
| Year Built | 614,238 |
| Effective Year Built | 1919 |
| Depreciation Code | 1988 |
| Remodel Rating | A |
| Year Remodeled | |
| Depreciation % | 33 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 67 |
| Cns Sect Rcnd | 411,500 |
| 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 |
| FGR2 | Garage - 1 St | L | 728 | 63.00 | 1985 | A | 70 | C | 1.00 | 32,100 |
| SHD1 | Shed | L | 240 | 21.00 | 1985 | A | 70 | C | 1.00 | 3,500 |
| PTO | Patio | L | 314 | 15.00 | 1985 | A | 70 | C | 1.00 | 3,300 |
| SLR | Solar Panels | L | 14 | 1050.00 | 2023 | A | 70 | C | 1.00 | 14,700 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,280 | 1,280 | 1,280 | 210.84 | 269,881 |
| BSM | Basement | 0 | 960 | 192 | 42.17 | 40,482 |
| DCK | Deck | 0 | 408 | 41 | 21.19 | 8,645 |
| FEP | Finished Enclosed Porch | 0 | 256 | 154 | 126.84 | 32,470 |
| FOP | Open Porch | 0 | 316 | 47 | 31.36 | 9,910 |
| FUS | Finished Upper Story | 1,072 | 1,072 | 1,072 | 210.84 | 226,025 |
| Ttl Gross Liv / Lease Area | | 2,352 | 4,292 | 2,786 | | 587,413 |

