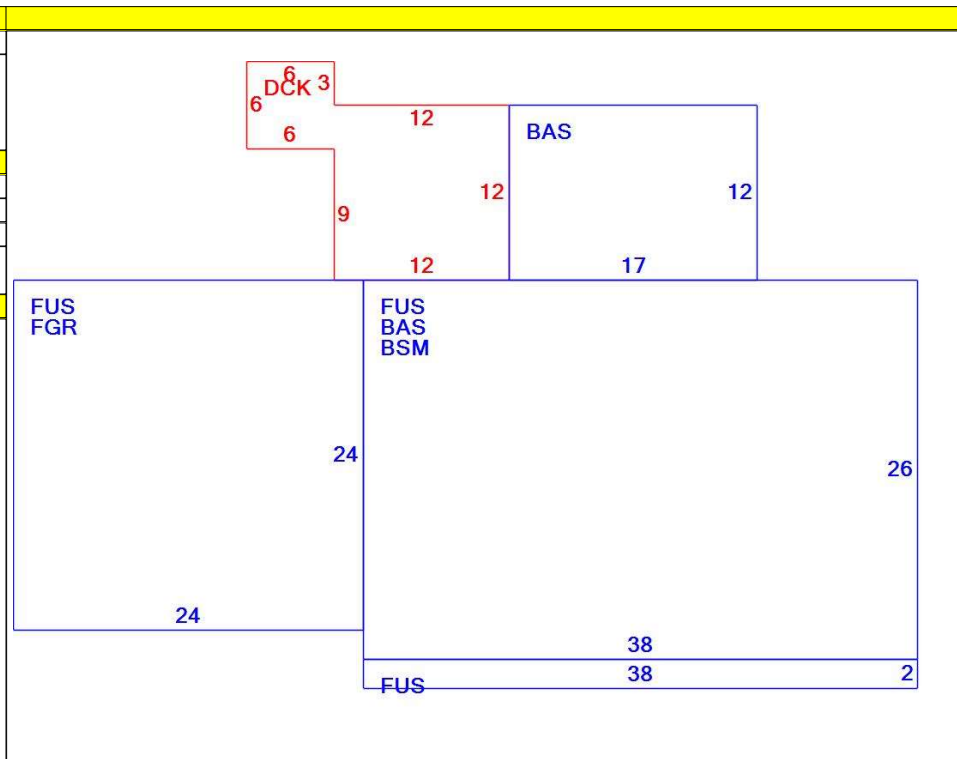


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | |
|--|------------|---------------|-------------------|-------------|-------------|------------------------|---|--------------------------------|--------------------------|---|-----------|------------------|---------------------|----------------------------------|------------|
| CHERNOFF SHARON A 25 LEDGEWOOD DR DUXBURY MA 02332 | | 0 | Water | 0 | Cul-De-Sac | 0 | Average | Description | Code | | | Appraised | Assessed | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDENTL | 1010 | | | 518,500 | 518,500 | | |
| | | 0 | Light | | | | | RES LAND | 1010 | | | 311,300 | 311,300 | | |
| SUPPLEMENTAL DATA | | | | | | Total | | 829,800 | 829,800 | | | | | | |
| Alt Prcl ID | | Cyclical | | 4 | | | | | | | | | | | |
| Scnd Home | | Exemption | | | | | | | | | | | | | |
| Tax Class T | | W | | | | | | | | | | | | | |
| Tot Fin Area 2832 | | District | | | | | | | | | | | | | |
| Total Acres 1.428 | | Res Exem | | | | | | | | | | | | | |
| Chapter Lan | | | | | | | | | | | | | | | |
| GIS ID F_865426_2844611 | | Assoc Pid# | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| CHERNOFF SHARON A | | 43428 0276 | 07-31-2013 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | | |
| OBRIEN STEVEN D | | 40212 0043 | 08-11-2011 | Q | I | 525,000 | 00 | 2023 | 1010 | 397,700 | 2022 | 1010 | 365,000 | | |
| MCCARTHY JOHN E | | 27597 0225 | 02-24-2004 | Q | I | 547,000 | 00 | | 1010 | 323,300 | 2021 | 1010 | 272,600 | | |
| BELINSKI DAVID J | | 13394 0166 | 01-26-1995 | Q | I | 220,000 | 00 | Total | | 721,000 | Total | | 637,600 | | |
| | | | | | | | | Total | | 538,700 | | | | | |
| 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 | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | |
| 0050 | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result | |
| BPO-21-161 | 04-26-2021 | MN | Maintenance | 3,715 | | 100 | 05-18-2021 | Insulation installation. | 04-12-2013 08-14-2007 | VGS BSB | | 1 | 20 00 | Field Review 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 | 20,473 SF | 15.11 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 15.11 | 309,400 |
| 1 | 1010 | Single Family | RC | Undevelop | 0.958 AC | 2,000.00 | 1.00000 | 0 | 1.00 | 0050 | 1.000 | POWERLINES | 1.0000 | 0.05 | 1,900 |
| Total Card Land Units | | | | | 1.43 AC | Parcel Total Land Area | | | | | 1.43 | Total Land Value | | | 311,300 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 988 | |
| 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 | 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 | 2 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 9 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 2 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 663 | | | | |
| FBM Quality | 04 | Above Average | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 988 | | | | |

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

| COST / MARKET VALUATION | | | |
|--------------------------|--|---------|--|
| Net Other Adj | | 607,462 | |
| Replace Cost | | 48,848 | |
| Year Built | | 1979 | |
| Effective Year Built | | 2000 | |
| Depreciation Code | | G | |
| Remodel Rating | | | |
| Year Remodeled | | | |
| Depreciation % | | 21 | |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | | 1.000 | |
| Condition | | | |
| Condition % | | | |
| Percent Good | | 79 | |
| Cns Sect Rcnld | | 518,500 | |
| 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 | 1,192 | 1,192 | 1,192 | 185.32 | 220,895 | |
| BSM | Basement | 0 | 988 | 198 | 37.14 | 36,692 | |
| DCK | Deck | 0 | 180 | 18 | 18.53 | 3,336 | |
| FGR | Garage | 0 | 576 | 230 | 74.00 | 42,622 | |
| FUS | Finished Upper Story | 1,640 | 1,640 | 1,640 | 185.32 | 303,917 | |
| Ttl Gross Liv / Lease Area | | 2,832 | 4,576 | 3,278 | | 607,462 | |

