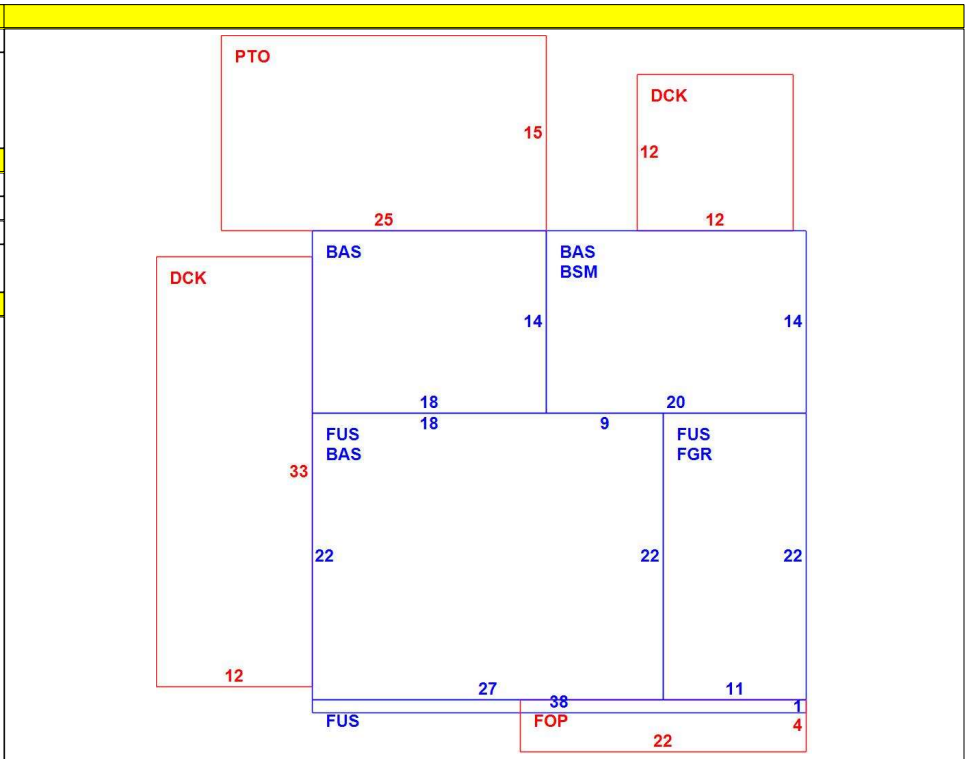


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | |
|---|------------|-------------------|---------------|---|------------|---|------------------------|---|----------|---------------------------------------|-----------|--------------------------------|------------------|---|--------------------|------------|------------|---------|
| LOREAUX JEFFREY C LOREAUX ANN M 63 PENNY LN DUXBURY MA 02332 | | 0 | Water | 0 | Cul-De-Sac | 0 | Average | Description | Code | Appraised | Assessed | | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 263,000 | 263,000 | | | | | | | |
| | | SUPPLEMENTAL DATA | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2252 Total Acres 1.618 Chapter Lan GIS ID F_862100_2842863 | | Cyclical 4 Exemption W District Res Exem Assoc Pid# | | RES LAND | 1010 | 357,000 | 357,000 | | | | | | | |
| | | | | | | | | RESIDNTL | 1010 | 214,200 | 214,200 | | | | | | | |
| | | | | | | | | | | Total | 834,200 | 834,200 | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
| LOREAUX JEFFREY C JACOBS ARTHUR M JR | | 13116 | 0264 | 08-31-1994 | Q | I | 167,500 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| | | 4166 | 0147 | 06-02-1976 | U | I | 42,000 | 1 | 2023 | 1010 | 198,300 | 2022 | 1010 | 180,800 | 2021 | 1010 | 172,200 | |
| | | | | | | | | | | | 1010 | 371,300 | | 1010 | 306,000 | | 1010 | 255,000 |
| | | | | | | | | | | | 1010 | 155,900 | | 1010 | 155,900 | | 1010 | 90,300 |
| | | | | | | | | | | Total | 725,500 | Total | 642,700 | Total | 517,500 | | | |
| 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) 263,000 | | | | | | | | |
| 0050 | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) 214,200 | | | | | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) 357,000 | | | | | | | | |
| | | | | | | | | | | Special Land Value 0 | | | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value 834,200 | | | | | | | | |
| | | | | | | | | | | Valuation Method C | | | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value 834,200 | | | | | | | | |
| 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-20-278 | 01-19-2021 | BP | Bldg Permit | 58,000 | 03-30-2021 | 100 | | Finish space over existing garag | | 03-30-2021 | SJT | 5 | | 01 | Measure - No Entry | | | |
| 2015-308 | 09-29-2015 | NC | New Construct | 89,400 | 04-23-2018 | 100 | | CONSTRUCT A 28' X 42' GARA | | 04-23-2018 | JLF | 5 | | 01 | Measure - No Entry | | | |
| 2015-200 | 08-31-2015 | MN | Maintenance | 23,000 | | 100 | | STRIP & REROOF | | 09-12-2017 | SJD | | | 20 | Field Review | | | |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | |
| | | | | | | | | | | 10-11-2007 | 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 | | | ES95 | 0.9500 | 8.75 | 332,500 | |
| 1 | 1010 | Single Family | RC | Residual | 0.700 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | | 1.0000 | 0.80 | 24,500 | |
| Total Card Land Units | | | | | 1.62 | AC | Parcel Total Land Area | | | | | 1.62 | Total Land Value | | | | 357,000 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 280 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 03 | Average | Unfin Area | 0.00 | Partial |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 25 | Vinyl Siding | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 03 | Gable | 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 | | | 362,113 |
| Interior Floor 2 | | | Net Other Adj | | 8,300 |
| Heat Fuel | 03 | Gas | Replace Cost | | 370,413 |
| Heat Type | 04 | Forced Air-Duc | Year Built | | 1968 |
| AC Type | 03 | Central | Effective Year Built | | 1992 |
| Bedrooms | 4 | | Depreciation Code | | A |
| Full Baths | 1 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 29 |
| Total Rooms | 8 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 0 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 263,000 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 280 | | 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 |
| SHD1 | Shed | L | 192 | 21.00 | 2000 | A | 70 | C | 1.00 | 2,800 |
| FGR2 | Garage - 1 St | L | 2,058 | 63.00 | 2015 | E | 100 | B | 1.50 | 194,500 |
| PTO | Patio | L | 504 | 15.00 | 2015 | G | 85 | C | 1.00 | 6,400 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2019 | G | 85 | C | 1.00 | 10,500 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,126 | 1,126 | 1,126 | 161.73 | 182,108 |
| BSM | Basement | 0 | 280 | 56 | 32.35 | 9,057 |
| DCK | Deck | 0 | 540 | 54 | 16.17 | 8,733 |
| FGR | Garage | 0 | 242 | 97 | 64.83 | 15,688 |
| FOP | Open Porch | 0 | 88 | 13 | 23.89 | 2,102 |
| FUS | Finished Upper Story | 874 | 874 | 874 | 161.73 | 141,352 |
| PTO | Patio | 0 | 375 | 19 | 8.19 | 3,073 |
| Ttl Gross Liv / Lease Area | | 2,000 | 3,525 | 2,239 | | 362,113 |

