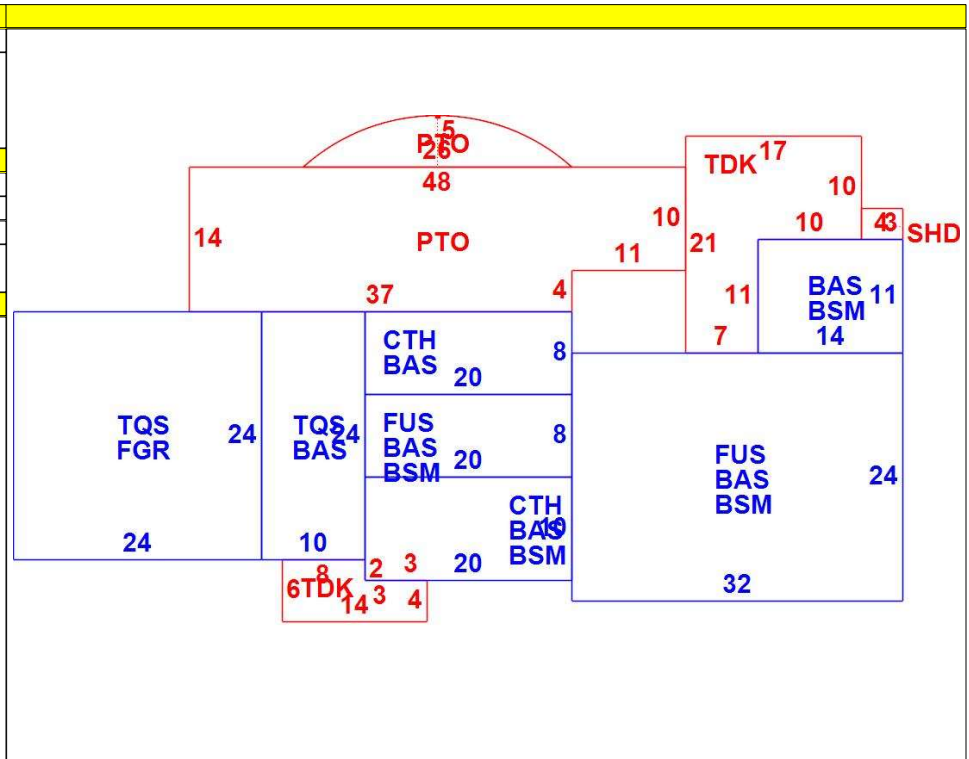


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | |
|--|------------|-------------------|-------------|--------------------|------------|--------------|------------------------|---|------------|------------------------|--|---|--------------------------------|---|---------------------------|------------|----------|-------|------|---------|
| ZOLNIERZ DANIEL 47 FORDVILLE RD DUXBURY MA 02332 | | 0 | Water | 0 | Cul-De-Sac | 0 | Average | Description | Code | Appraised | Assessed | RESIDNTL 1010 854,900 854,900 RES LAND 1010 350,400 350,400 RESIDNTL 1010 900 900 | | | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | | | | | | | | | | | | | |
| | | | | 0 | Light | | | | | | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | Total | | 1,206,200 | 1,206,200 | | | | | | | |
| Alt Prcl ID | | Scnd Home | | Cyclical Exemption | | 2 | | | | | | | | | | | | | | |
| Tax Class T | | Tot Fin Area 3222 | | District | | Res Exem | | | | | | | | | | | | | | |
| Total Acres .924 | | Chapter Lan | | Assoc Pid# | | | | | | | | | | | | | | | | |
| GIS ID F_861284_2840352 | | | | | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| USHERWOOD LINDSAY C | | | 57630 | 92 | 01-26-2023 | | Q | I | 1,210,000 | | 00 | Year | Code | Assessed | Year | Code | Assessed | | | |
| ZOLNIERZ DANIEL | | | 56526 | 341 | 03-07-2022 | | U | I | 640,000 | | 1S | 2023 | 1010 | 402,100 | 2022 | 1010 | 382,600 | 2021 | 1010 | 326,200 |
| WILMINGTON SAVINGS FUND SOCIETY | | | 51407 | 229 | 07-24-2019 | | U | I | 530,000 | | 1L | | 1010 | 366,600 | | 1010 | 302,200 | | 1010 | 251,800 |
| OTOOLE WILLIAM F | | | 11776 | 0229 | 04-15-1993 | | Q | I | 186,000 | | 00 | | 1010 | 800 | | 1010 | 800 | | 1010 | 800 |
| WOODWORTH STEPHEN | | | 11776 | 0229 | 04-14-1993 | | Q | I | 186,000 | | 00 | Total | | 769,500 | Total | | 685,600 | Total | | 578,800 |
| 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 | | | | | | APPRAISED VALUE SUMMARY | | | | | | | | |
| | | | | | | | | | | | Appraised Bldg. Value (Card) 854,900 | | | | | | | | | |
| | | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | | | |
| | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 900 | | | | | | | | | |
| | | | | | | | | | | | Appraised Land Value (Bldg) 350,400 | | | | | | | | | |
| | | | | | | | | | | | Special Land Value 0 | | | | | | | | | |
| | | | | | | | | | | | Total Appraised Parcel Value 1,206,200 | | | | | | | | | |
| | | | | | | | | | | | Valuation Method C | | | | | | | | | |
| | | | | | | | | | | | Total Appraised Parcel Value 1,206,200 | | | | | | | | | |
| 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-22-102 | 03-18-2022 | RM | Remodel | 150,000 | | 100 | 06-14-2022 | RMDL KTCHN & BATHRMS / RE | | 03-29-2023 | SJD | 9 | | 01 | Measure - No Entry | | | | | |
| 317 | 07-24-2002 | AD | Addition | 96,000 | 03-06-2004 | 100 | | ATTACHED GARAGE | | 03-10-2020 | SJD | 9 | | 12 | Property Est. - No Access | | | | | |
| 19990198 | 05-14-1999 | RM | Remodel | 6,400 | 07-15-2000 | 100 | | RELOCATE KIT/FAM RM | | 11-19-2013 | JLF | 10 | 1 | 00 | Measure & Listed | | | | | |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | | |
| | | | | | | | | | | 03-06-2004 | 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 | RC | Primary | 40,000 | SF 8.75 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 8.75 | 350,000 | | | | |
| 1 | 1010 | Single Family | RC | Residual | 0.007 | AC 35,000.00 | 1.51515 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 1.39 | 400 | | | | |
| Total Card Land Units | | | | | 0.92 | AC | Parcel Total Land Area | | | | | 0.92 | Total Land Value | | | 350,400 | | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1282 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 08 | Excellent | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 11 | Clapboard | | | |
| 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 | 07 | Propane | | | |
| Heat Type | 04 | Forced Air-Duc | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 3 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 10 | | | | |
| Bath Style | 03 | Modern | | | |
| Kitchen Style | 03 | Modern | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | | | | | |
| FBM Quality | | | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 1282 | | | | |

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

| COST / MARKET VALUATION | | | |
|--------------------------|---------|--|--|
| Net Other Adj | 28,000 | | |
| Replace Cost | 939,480 | | |
| Year Built | 1973 | | |
| Effective Year Built | 2012 | | |
| Depreciation Code | R | | |
| Remodel Rating | | | |
| Year Remodeled | | | |
| Depreciation % | 9 | | |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | 1.000 | | |
| Condition | | | |
| Condition % | | | |
| Percent Good | 91 | | |
| Cns Sect Rcnd | 854,900 | | |
| 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SHD1 | Shed | L | 64 | 21.00 | 2000 | A | 70 | C | 1.00 | 900 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,682 | 1,682 | 1,682 | 238.86 | 401,758 |
| BSM | Basement | 0 | 1,282 | 256 | 47.70 | 61,148 |
| CTH | Cathedral Ceiling | 0 | 360 | 36 | 23.89 | 8,599 |
| FGR | Garage | 0 | 576 | 230 | 95.38 | 54,937 |
| FUS | Finished Upper Story | 928 | 928 | 928 | 238.86 | 221,660 |
| PTO | Patio | 0 | 717 | 36 | 11.99 | 8,599 |
| SHD | Attached Shed | 0 | 12 | 4 | 79.62 | 955 |
| TDK | Trex Deck | 0 | 319 | 32 | 23.96 | 7,643 |
| TQS | Three Quarter Story | 612 | 816 | 612 | 179.14 | 146,181 |
| Ttl Gross Liv / Lease Area | | 3,222 | 6,692 | 3,816 | | 911,480 |

