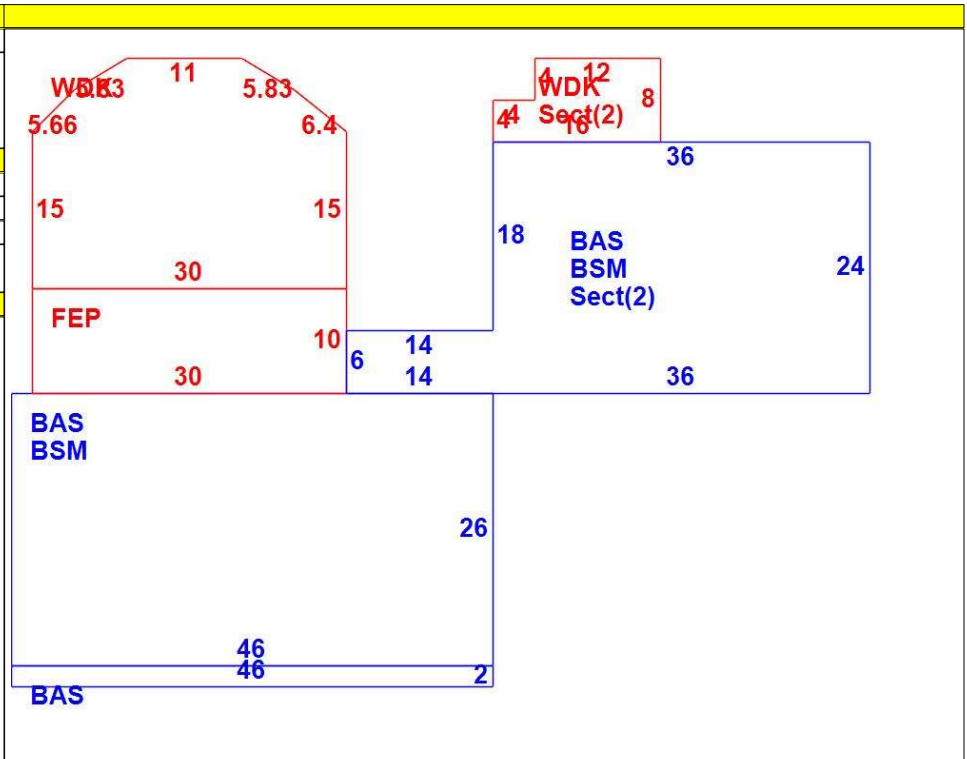


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | |
|--|------------|------------------|-------------------|--------------------|-------------|--------------------|------------------------|---|------------|---|-----------|----------|---------------------|--------------------|------------|---------|
| CROOKER JESSICA 4 BIANCA RD DUXBURY MA 02332 | | 0 | Water | 0 | Subdivision | 0 | Average | Description | Code | | Appraised | Assessed | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | | 550,600 | 550,600 | | | | |
| | | | | 0 | Medium | | | RES LAND | 1010 | | 351,600 | 351,600 | | | | |
| SUPPLEMENTAL DATA | | | | | | RESIDNTL | 1010 | 26,500 | 26,500 | | | | | | | |
| Alt Prcl ID | | Scnd Home | | Cyclical Exemption | | 4 | | | | | | | | | | |
| Tax Class | | T | | W | | District | | | | | | | | | | |
| Total Acres | | .962 | | Res Exem | | | | | | | | | | | | |
| Chapter Lan | | | | Assoc Pid# | | | | | | | | | | | | |
| GIS ID | | F_863094_2839907 | | | | | | Total | | 928,700 | 928,700 | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| CROOKER JESSICA | | 43867 | 0297 | 11-27-2013 | Q | I | 430,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | |
| MANNIS ROBERT A & MANNIS MARYAN | | 3727 | 0755 | 11-17-1971 | U | I | 31,300 | 1 | 2023 | 1010 | 535,000 | 2022 | 1010 | 439,200 | | |
| | | | | | | | | | | 1010 | 506,000 | | 1010 | 321,500 | | |
| | | | | | | | | | | 1010 | 18,800 | | 1010 | 18,800 | | |
| | | | | | | | | | Total | | 1,059,800 | Total | | 779,500 | | |
| | | | | | | | | | Total | | 705,900 | Total | | 705,900 | | |
| 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 | | | | | | | | | | | | | | | | |
| BACK GARAGE BAY HAS FURNACE & HW | | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result | | |
| BPO-21-471 | 11-18-2021 | RM | Remodel | 39,198 | | 100 | 03-08-2022 | REFURBISH 375 SF OF FIN BA | 01-29-2020 | SJT | 5 | | 01 | Measure - No Entry | | |
| BP-19-265 | 10-29-2018 | AD | | 46,000 | 01-29-2020 | 100 | | BP-2018-0393, Construct a 12 ft | 07-23-2019 | SJT | 5 | | 00 | Measure & Listed | | |
| 2018-393 | 10-29-2018 | AD | Addition | 130,000 | 01-29-2020 | 100 | | 24'X24' GARAGE WITH MASTE | 04-01-2019 | SJT | 5 | | 30 | Quality Control | | |
| 527 | 12-10-2002 | MN | Maintenance | 8,000 | | 100 | | VINYL SIDING | 09-12-2018 | SJD | | | 20 | Field Review | | |
| | | | | | | | | | 04-16-2014 | SJD | 9 | 8 | 06 | Inspection Only | | |
| | | | | | | | | | 04-03-2014 | SJD | 9 | | 01 | Measure - No Entry | | |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| 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 | 0.044 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.83 | 1,600 | |
| Total Card Land Units | | | | | 0.96 | AC | Parcel Total Land Area | | | | | 0.96 | Total Land Value | | | 351,600 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 08 | Raised Ranch | Bsmt Area | 1196 | |
| Model | 01 | Residential | Bsmt Type | 06 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | None |
| Stories | 1 | | | | |
| 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 | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 305,653 |
| Interior Floor 2 | | | Net Other Adj | | 39,845 |
| Heat Fuel | 03 | Gas | Replace Cost | | 606,789 |
| Heat Type | 05 | Hot Water | Year Built | | 1970 |
| AC Type | 01 | None | Effective Year Built | | 2007 |
| Bedrooms | 3 | | Depreciation Code | | E |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 14 |
| Total Rooms | 6 | | Functional Obsol | | |
| Bath Style | 03 | Modern | External Obsol | | |
| Kitchen Style | 03 | Modern | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 1 | | Percent Good | | 86 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 297,100 |
| Sq Ft Fin Bsmt | 670 | | Dep % Ovr | | |
| FBM Quality | 04 | Above Average | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1196 | | 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 | 1980 | A | 70 | C | 1.00 | 2,800 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2019 | E | 100 | B | 1.50 | 18,600 |
| PTO | Patio | L | 35 | 15.00 | 2019 | E | 100 | B | 1.50 | 800 |
| PTO | Patio | L | 100 | 15.00 | 2019 | E | 100 | B | 1.50 | 2,300 |
| PTO | Patio | L | 90 | 15.00 | 2019 | E | 100 | B | 1.50 | 2,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,288 | 1,288 | 1,288 | 172.98 | 222,796 |
| BSM | Basement | 0 | 1,196 | 239 | 34.57 | 41,342 |
| FEP | Finished Enclosed Porch | 0 | 300 | 180 | 103.79 | 31,136 |
| WDK | Deck | 0 | 600 | 60 | 17.30 | 10,379 |
| Ttl Gross Liv / Lease Area | | 1,288 | 3,384 | 1,767 | | 305,653 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | |
|--|--|------------------|-----------|--------------------|-------------|--------------------|---------|-------------|--------|---|-----------|----------|
| CROOKER JESSICA 4 BIANCA RD DUXBURY MA 02332 | | 0 | Water | 0 | Subdivision | 0 | Average | Description | Code | | Appraised | Assessed |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | | 550,600 | 550,600 |
| | | | | 0 | Medium | | | RES LAND | 1010 | | 351,600 | 351,600 |
| SUPPLEMENTAL DATA | | | | | | RESIDNTL | 1010 | 26,500 | 26,500 | | | |
| Alt Prcl ID | | Scnd Home | | Cyclical Exemption | | 4 | | | | | | |
| Tax Class | | T | | W | | District | | | | | | |
| Tot Fin Area | | 2188 | | Res Exem | | | | | | | | |
| Total Acres | | .962 | | Chapter Lan | | | | | | | | |
| GIS ID | | F_863094_2839907 | | Assoc Pid# | | | | | | | | |
| | | | | | | | | Total | | 928,700 | 928,700 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|---------------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|------|-----------|----------|------|---------|----------|---------|
| CROOKER JESSICA | | 43867 | 0297 | 11-27-2013 | Q | I | 430,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | |
| MANNIS ROBERT A & MANNIS MARYAN | | 3727 | 0755 | 11-17-1971 | U | I | 31,300 | 1 | 2023 | 1010 | 535,000 | 2022 | 1010 | 439,200 | |
| | | | | | | | | | | 1010 | 506,000 | | 1010 | 321,500 | |
| | | | | | | | | | | 1010 | 18,800 | | 1010 | 18,800 | |
| | | | | | | | | Total | | 1,059,800 | Total | | 779,500 | Total | 705,900 |

| 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) 550,600 | | | |
| Total | | | 0.00 | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | |

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

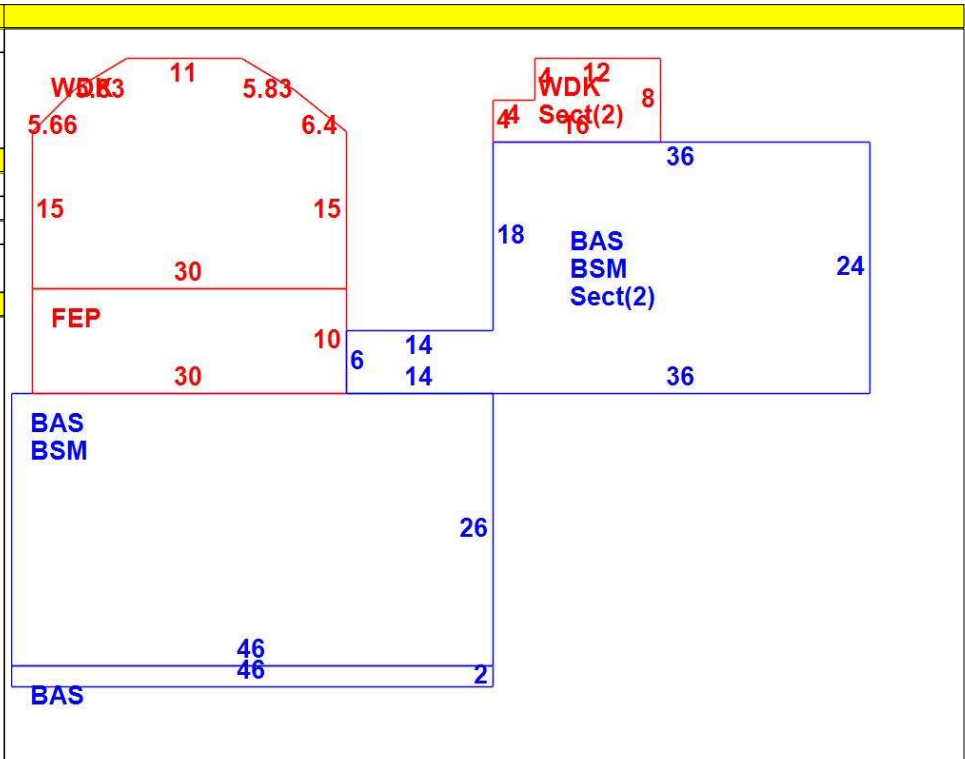
| NOTES | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--------------------------------------|--|--|--|
| BACK GARAGE BAY HAS FURNACE & HW | | | | | | | | | | | |
| | | | | | | | | Appraised Land Value (Bldg) 351,600 | | | |
| | | | | | | | | Special Land Value 0 | | | |
| | | | | | | | | Total Appraised Parcel Value 928,700 | | | |
| | | | | | | | | Valuation Method C | | | |
| | | | | | | | | Total Appraised Parcel Value 928,700 | | | |

| 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-21-471 | 11-18-2021 | RM | Remodel | 39,198 | | 100 | 03-08-2022 | REFURBISH 375 SF OF FIN BA | 01-29-2020 | SJT | 5 | | 01 | Measure - No Entry |
| BP-19-265 | 10-29-2018 | AD | | 46,000 | 01-29-2020 | 100 | | BP-2018-0393, Construct a 12 ft | 07-23-2019 | SJT | 5 | | 00 | Measure & Listed |
| 2018-393 | 10-29-2018 | AD | Addition | 130,000 | 01-29-2020 | 100 | | 24'X24' GARAGE WITH MASTE | 04-01-2019 | SJT | 5 | | 30 | Quality Control |
| 527 | 12-10-2002 | MN | Maintenance | 8,000 | | 100 | | VINYL SIDING | 09-12-2018 | SJD | | | 20 | Field Review |
| | | | | | | | | | 04-16-2014 | SJD | 9 | 8 | 06 | Inspection Only |
| | | | | | | | | | 04-03-2014 | SJD | 9 | | 01 | Measure - No Entry |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |

| 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 | 0.044 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.83 | 1,600 |
| Total Card Land Units | | | | | 0.96 | AC | Parcel Total Land Area | | | | | 0.96 | Total Land Value | | 351,600 |

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd | Description | Element | Cd | Description |
|------------------|----|---------------|--------------------------------|------|-------------|
| Style | 08 | Raised Ranch | Bsmt Area | 0 | |
| Model | 01 | Residential | Bsmt Type | 06 | |
| Grade | 07 | Very Good | Unfin Area | 0.00 | None |
| Stories | 1 | | | | |
| 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 | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 249,453 |
| Interior Floor 2 | | | Net Other Adj | | 11,840 |
| Heat Fuel | 03 | Gas | Replace Cost | | 606,789 |
| Heat Type | 05 | Hot Water | Year Built | | 2019 |
| AC Type | 06 | Partial | Effective Year Built | | 2018 |
| Bedrooms | 1 | | Depreciation Code | | A |
| Full Baths | 1 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 3 |
| Total Rooms | 1 | | Functional Obsol | | |
| Bath Style | 03 | Modern | External Obsol | | |
| Kitchen Style | | | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 0 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 97 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 253,500 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | 04 | Above Average | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 3 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 0 | | 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 | 948 | 948 | 948 | 217.10 | 205,815 |
| BSM | Basement | 0 | 948 | 190 | 43.51 | 41,250 |
| WDK | Deck | 0 | 112 | 11 | 21.32 | 2,388 |
| Ttl Gross Liv / Lease Area | | 948 | 2,008 | 1,149 | | 249,453 |

