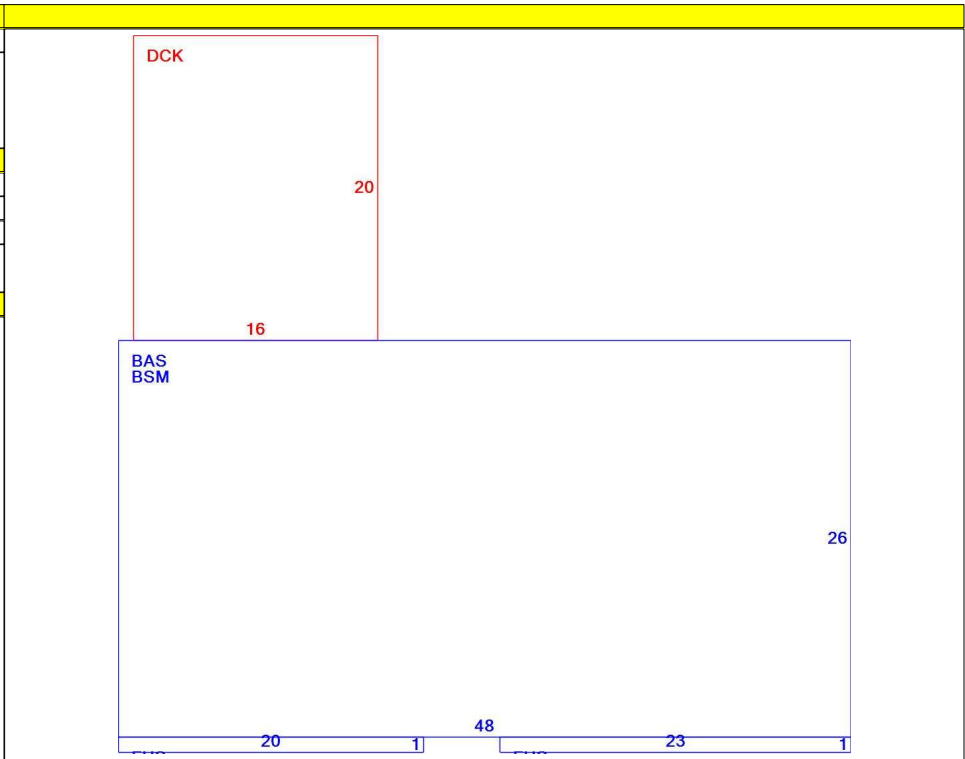


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | |
|---|------------|--------------------------|---------------|---|-------------|---|------------------------|---|----------|-------------------------------|--------------------------------|----------|------------------|---|----------|--------------------|------------|----------|
| PENDERGAST BRIAN J PENDERGAST KERRY 142 BIANCA RD DUXBURY MA 02332 | | 0 | Water | 0 | Subdivision | 0 | Average | Description | Code | Appraised | Assessed | Total | 598,300 | | 598,300 | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 246,500 | 246,500 | | | | | | | |
| | | SUPPLEMENTAL DATA | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1291 Total Acres .9182 Chapter Lan GIS ID F_863597_2841913 | | Cyclical 4 Exemption W District Res Exem Assoc Pid# | | RES LAND | 1010 | 350,000 | 350,000 | | | | | RESIDNTL | 1010 | 1,800 |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | V/I | SALE PRICE | | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| PENDERGAST BRIAN J | | 47251 | 0045 | 07-29-2016 | Q | I | 464,500 | | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| REGAN MICHAEL P JR | | 43047 | 0104 | 05-10-2013 | U | I | 100 | | 1A | 2023 | 1010 | 239,000 | 2022 | 1010 | 198,300 | 2021 | 1010 | 180,400 |
| REGAN MICHAEL P JR | | 33573 | 0149 | 10-26-2006 | Q | I | 419,500 | | 00 | | 1010 | 505,300 | | 1010 | 321,100 | | 1010 | 311,300 |
| | | | | | | | | | | | 1010 | 1,200 | | 1010 | 1,200 | | 1010 | 1,200 |
| | | Total | | | | | | | | | Total | 745,500 | Total | 520,600 | Total | 492,900 | | |
| 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 | | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | Appraised Bldg. Value (Card) | | | | 246,500 | | | | |
| 0050 | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 1,800 | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | 350,000 | | | | |
| | | | | | | | | | | Special Land Value | | | | 0 | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 598,300 | | | | |
| | | | | | | | | | | Valuation Method | | | | C | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 598,300 | | | | |
| 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 | | |
| 2017-148 | 05-10-2017 | BP | Bldg Permit | 3,500 | | 100 | | REMOVE AND REPLACE 16' X | | | 09-12-2018 | SJD | | | 20 | Field Review | | |
| 3 | 01-19-2007 | MS | Miscellaneous | 3,300 | | 100 | | 10X12 SHED | | | 10-19-2016 | SJD | 9 | | 01 | Measure - No Entry | | |
| 449 | 12-15-2006 | MS | Miscellaneous | 5,000 | | 100 | | MOLD REMED/BASEMENT | | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| | | | | | | | | | | | 09-11-2007 | 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 | 0050 | 1.000 | | | 1.0000 | | 8.75 | 350,000 | |
| Total Card Land Units | | | | | 0.92 | AC | Parcel Total Land Area | | | | | 0.92 | Total Land Value | | | | | 350,000 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 08 | Raised Ranch | Bsmt Area | 1248 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 04 | Above Ave | Unfin Area | 0.00 | Full |
| Stories | 1 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 11 | Clapboard | 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 | | | 297,284 |
| Interior Floor 2 | | | Net Other Adj | | 49,968 |
| Heat Fuel | 03 | Gas | Replace Cost | | 347,250 |
| Heat Type | 05 | Hot Water | Year Built | | 1972 |
| AC Type | 03 | Central | Effective Year Built | | 1992 |
| Bedrooms | 3 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 29 |
| Total Rooms | 6 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 1 | | Percent Good | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 246,500 |
| Sq Ft Fin Bsmt | 1150 | | 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 | 1248 | | 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 | 120 | 21.00 | 2006 | A | 70 | C | 1.00 | 1,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,248 | 1,248 | 1,248 | 188.99 | 235,861 |
| BSM | Basement | 0 | 1,248 | 250 | 37.86 | 47,248 |
| DCK | Deck | 0 | 320 | 32 | 18.90 | 6,048 |
| FUS | Finished Upper Story | 43 | 43 | 43 | 188.99 | 8,127 |
| Ttl Gross Liv / Lease Area | | 1,291 | 2,859 | 1,573 | | 297,284 |

