

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|-------------------------|--|--------------------------|------------|-------------|---------------------------|--------------------|------|-----------|----------|
| SOBRAN LEIGH T | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed |
| 7 TINKERS LEDGE RD | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 528,400 | 528,400 |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | 0 Medium | RES LAND | 1010 | 487,100 | 487,100 |
| Alt Prcl ID | | Cyclical 6 | | | | | | | |
| Scnd Home | | Exemption | | | | | | | |
| Tax Class T | | W | | | | | | | |
| Tot Fin Area 2734 | | District | | | | | | | |
| Total Acres .92 | | Res Exem | | | | | | | |
| Chapter Lan | | Assoc Pid# | | | | | | | |
| GIS ID F_867617_2835660 | | | | | Total 1,015,500 1,015,500 | | | | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|---------------------|------------|-------------|-----------|-----|---------|------------|---------|--------------------------------|----------|---------|-------|----------|---------|------|----------|
| SOBRAN LEIGH T | 43455 0123 | 08-06-2013 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| SOBRAN LEIGH T | 41631 0251 | 07-11-2012 | U | I | 1 | 1A | 2023 | 1010 | 420,800 | 2022 | 1010 | 385,900 | 2021 | 1010 | 337,500 |
| SOBRAN EVAN S | 31987 0280 | 12-28-2005 | U | I | 0 | 1F | | 1010 | 475,900 | | 1010 | 401,600 | | 1010 | 363,200 |
| SOBRAN EVAN S | 21249 0339 | 12-28-2001 | U | I | 1 | 1F | | | | | | | | | |
| SOBRAN EVAN S | 16028 0254 | 03-27-1998 | Q | I | 362,500 | 00 | | | | | | | | | |
| Total | | | | | | | 896,700 | Total | | 787,500 | Total | | 700,700 | | |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| Total | | | 0.00 | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0070 | | | Batch |

| NOTES | | APPRAISED VALUE SUMMARY | | | |
|-------------------------------------|--|-------------------------------|--|--|-----------|
| POOL FILLED/OB'S REMOVED 9/2015-JLF | | Appraised Bldg. Value (Card) | | | 528,400 |
| | | Appraised Xf (B) Value (Bldg) | | | 0 |
| | | Appraised Ob (B) Value (Bldg) | | | 0 |
| | | Appraised Land Value (Bldg) | | | 487,100 |
| | | Special Land Value | | | 0 |
| | | Total Appraised Parcel Value | | | 1,015,500 |
| | | Valuation Method | | | C |
| | | Total Appraised Parcel Value | | | 1,015,500 |

| 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 |
| 2018-172 | 08-27-2018 | MN | Maintenance | 18,842 | | 100 | | REPLACE 22 WINDOWS | 08-23-2018 | JLF | 5 | | 01 | Measure - No Entry |
| 2017-42 | 02-07-2017 | BP | Bldg Permit | 18,678 | 08-23-2018 | 100 | | CONSTRUCT A 368' | 02-04-2016 | JLF | 8 | 1 | 00 | Measure & Listed |
| 2016-248 | 11-30-2016 | MN | Maintenance | 23,730 | | 100 | | 24' HARDI WOODSIDING | 04-12-2013 | VGS | | | 20 | Field Review |
| 12410 | 06-29-1992 | AD | Addition | 11,000 | 01-01-1993 | 100 | | INGRND VINYL POOL | 08-23-2007 | 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 | PD | Primary | 40,075 SF | 8.75 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | 1.0000 | 12.15 | 487,100 |
| Total Card Land Units | | | | | 0.92 AC | Parcel Total Land Area | | | | | 0.92 | Total Land Value | | | 487,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1614 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Partial |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | 11 | Clapboard | | | B S |
| 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 | | | |
| Interior Floor 2 | | | Net Other Adj | | 675,854 |
| Heat Fuel | 03 | Gas | Replace Cost | | 47,995 |
| Heat Type | 05 | Hot Water | Year Built | | 723,850 |
| AC Type | 03 | Central | Effective Year Built | | 1984 |
| Bedrooms | 4 | | Depreciation Code | | 1994 |
| Full Baths | 2 | | Remodel Rating | | A |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 27 |
| Total Rooms | 7 | | 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 | 0 | | Percent Good | | 73 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 528,400 |
| Sq Ft Fin Bsmt | 640 | | Dep % Ovr | | |
| FBM Quality | 04 | Above Average | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 2 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1614 | | 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 | 1,614 | 1,614 | 1,614 | 205.55 | 331,761 |
| BSM | Basement | 0 | 1,614 | 323 | 41.14 | 66,393 |
| DCK | Deck | 0 | 712 | 71 | 20.50 | 14,594 |
| FEP | Finished Enclosed Porch | 0 | 266 | 160 | 123.64 | 32,888 |
| FUS | Finished Upper Story | 1,120 | 1,120 | 1,120 | 205.55 | 230,218 |
| Ttl Gross Liv / Lease Area | | 2,734 | 5,326 | 3,288 | | 675,854 |

