

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--|--|-------------------|------------|----------------------|-----------|--------------------|---------|-----------|----------|
| OLD CAPE REALTY LLC PO BOX 11 DUXBURY MA 02331 | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed |
| | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 424,300 | 424,300 |
| | | | | 0 Heavy | | RES LAND | 1010 | 355,200 | 355,200 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| Alt Prcl ID | | Scnd Home LEASED | | Cyclical Exemption 4 | | | | | |
| Tax Class T | | Tot Fin Area 2116 | | District W | | | | | |
| Total Acres 1.067 | | Chapter Lan | | Res Exem | | | | | |
| GIS ID F_863528_2837391 | | Assoc Pid# | | | | | | | |
| | | | | | | Total | 779,500 | 779,500 | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|---------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|---------|-------|----------|------|------|----------|------|------|----------|
| OLD CAPE REALTY LLC | | 45366 | 0006 | 03-27-2015 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| FERREIRA JOHN T | | 4074 | 0449 | 06-13-1975 | U | I | 27,500 | 1 | 2023 | 1010 | 421,200 | 2022 | 1010 | 352,700 | 2021 | 1010 | 352,400 |
| | | | | | | | | | | 1010 | 369,500 | | 1010 | 304,500 | | 1010 | 253,800 |
| | | | | | | Total | 790,700 | Total | 657,200 | Total | 606,200 | | | | | | |

| 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) | | | | 424,300 | | | | |
| 0050 | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 0 | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | 355,200 | | | | |
| | | | | | | | | | | Special Land Value | | | | 0 | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 779,500 | | | | |
| | | | | | | | | | | Valuation Method | | | | C | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 779,500 | | | | |

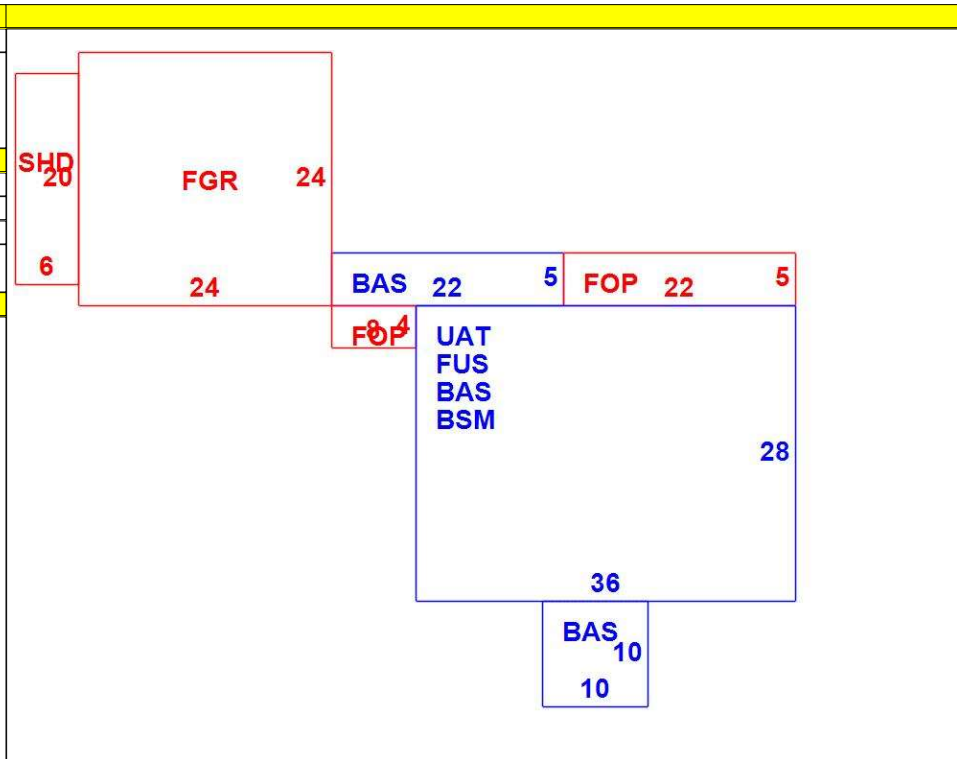
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|---------|------------|--------|-----------|------------------|--|------------------------|-----|------|----|----|------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpose/Result |
| 2 | 01-02-2007 | AD | Addition | 110,000 | 06-01-2007 | 100 | | GAR,DECK,REMODEL | | 10-18-2021 | SJT | 10 | | 00 | Measure & Listed |
| 450 | 12-15-2006 | DM | Demolish | 10,000 | | 100 | | DEMO GARAGE | | 04-12-2013 | VGS | | | 20 | Field Review |
| 407 | 11-13-2006 | DM | Demolish | 3,500 | | 100 | | INTERIOR DEMO | | 10-23-2012 | KP | 6 | | 30 | Quality Control |
| 586 | 12-01-2004 | MN | Maintenance | 8,000 | | 100 | | ROOF | | 05-02-2008 | 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 | 0.149 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 0.80 | 5,200 | |
| Total Card Land Units | | | | | 1.07 | AC | Parcel Total Land Area | | | | | 1.07 | Total Land Value | | | | | 355,200 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 11 | Antique | Bsmt Area | 432 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| Stories | 2.5 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| 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 | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 3 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 2 | | | | |
| Total Rooms | 6 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 03 | Modern | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 0 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 0 | | | | |
| FBM Quality | | | | | |
| Foundation | 03 | Stone | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 432 | | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| | 541,415 |
| Net Other Adj | 16,820 |
| Replace Cost | 558,234 |
| Year Built | 1825 |
| Effective Year Built | 1997 |
| Depreciation Code | VG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 24 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 76 |
| Cns Sect Rcnld | 424,300 |
| 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 1,218 | 1,218 | 1,218 | 188.51 | 229,611 | |
| BSM | Basement | 0 | 1,008 | 202 | 37.78 | 38,080 | |
| FGR | Garage | 0 | 576 | 230 | 75.27 | 43,358 | |
| FOP | Open Porch | 0 | 142 | 21 | 27.88 | 3,959 | |
| FUS | Finished Upper Story | 1,008 | 1,008 | 1,008 | 188.51 | 190,023 | |
| SHD | Attached Shed | 0 | 120 | 42 | 65.98 | 7,918 | |
| UAT | Unfinished Attic | 0 | 1,008 | 151 | 28.24 | 28,466 | |
| Ttl Gross Liv / Lease Area | | 2,226 | 5,080 | 2,872 | | 541,415 | |

