

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | |
|--|------------|---------------|-------------|-----------------------|------------|---------------------------------|-------------|---|--------|--------------------|-----------|--------------------------------------|---------------------|--------------------|---------------|--------------|--------------------|-------|--------------|--------------------|
| HATCH LAVERNA M TT LAVERNA M HATCH TRUST 90 OAK ST DUXBURY MA 02332 | | | | 0 Water 0 No Sewer | | 0 Feeder 0 Paved 0 Medium | | 0 Average 0 Average | | Description | Code | Appraised | Assessed | | | | | | | |
| | | | | | | | | | | RESIDENTL | 1010 | 389,700 | 389,700 | VISION | | | | | | |
| | | | | | | | | | | RES LAND | 1010 | 470,000 | 470,000 | | | | | | | |
| | | | | | | | | | | Total | | 859,700 | 859,700 | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| HATCH LAVERNA M TT | | 27436 0068 | | 01-26-2004 | | U I | | 100 | | 1F | | Year | Code | Assessed | Year | Code | Assessed | | | |
| | | | | | | | | | | | | 2023 | 1010 1010 | 296,100 504,700 | 2022 | 1010 1010 | 281,500 320,700 | 2021 | 1010 1010 | 254,500 309,300 |
| | | Total | | | | | | | | | | Total | | 800,800 | Total | | 602,200 | Total | | 563,800 |
| 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 | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | | | | |
| 0060 | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Bldg. Value (Card) 389,700 | | | | | | | | |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 0 | | | | | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) 470,000 | | | | | | | | |
| | | | | | | | | | | | | Special Land Value 0 | | | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 859,700 | | | | | | | | |
| | | | | | | | | | | | | Valuation Method C | | | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 859,700 | | | | | | | | |
| 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 | | | |
| 2015-144 | 07-10-2015 | MN | Maintenance | 58,833 | | 100 | | REPLACE 25 WINDOWS 2 DOO | | | | 01-31-2023 | SJT | 0 | | 00 | Measure & Listed | | | |
| 2013-120 | 07-01-2013 | RM | Remodel | 7,000 | | 100 | | REFURBISH BATHRM | | | | 11-03-2020 | SJT | 10 | | 20 | Field Review | | | |
| | | | | | | | | | | | | 08-04-2014 | JLF | 5 | | 30 | Quality Control | | | |
| | | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | |
| | | | | | | | | | | | | 12-03-2007 | 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 | 40,053 SF | 8.75 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | 1.0000 | 11.73 470,000 | | | | | |
| Total Card Land Units | | | | | 0.92 AC | Parcel Total Land Area | | | | | 0.92 | Total Land Value | | | | 470,000 | | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1264 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | 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 | | | 489,328 |
| Interior Floor 2 | | | Net Other Adj | | 23,400 |
| Heat Fuel | 02 | Oil | Replace Cost | | 512,729 |
| Heat Type | 05 | Hot Water | Year Built | | 1973 |
| AC Type | 01 | None | Effective Year Built | | 1997 |
| Bedrooms | 4 | | Depreciation Code | | G |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 24 |
| Total Rooms | 8 | | 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 | | 76 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 389,700 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 2 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1264 | | 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 | 1,264 | 1,264 | 1,264 | 192.73 | 243,604 | |
| BSM | Basement | 0 | 1,264 | 253 | 38.58 | 48,759 | |
| DCK | Deck | 0 | 336 | 34 | 19.50 | 6,553 | |
| FUS | Finished Upper Story | 988 | 988 | 988 | 192.73 | 190,412 | |
| Ttl Gross Liv / Lease Area | | 2,252 | 3,852 | 2,539 | | 489,328 | |

