

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|-------------------------|--|--|------------|---|-----------|--------------------|------|-----------|----------|---------|
| LACKS DEREK | | | 0 Water | 0 Subdivision | 0 Average | Description | Code | Appraised | Assessed | |
| OREILLY LACKS COLLEEN | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 254,700 | 254,700 | |
| 3 TROUT FARM LN | | SUPPLEMENTAL DATA | | | | RES LAND | 1010 | 354,300 | 354,300 | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1603 Total Acres 1.041 Chapter Lan | | Cyclical 2 Exemption W District Res Exem | | | | | | |
| GIS ID F_862855_2835291 | | Assoc Pid# | | | | | | Total | 609,000 | 609,000 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|--------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|---------|----------|---------|-------|----------|
| LACKS DEREK | | 57155 116 | 08-22-2022 | Q | I | 600,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| MCLELLAN JACQUELYN F TT | | 46012 0227 | 09-04-2015 | U | I | 10 | 1A | 2023 | 1010 | 210,900 | 2022 | 1010 | 191,200 |
| MCLELLAN JAMES A & JACQUELYN F | | 5987 0200 | 02-27-1985 | Q | I | 169,900 | 00 | | 1010 | 368,400 | | 1010 | 303,600 |
| | | Total | | | | | | Total | 579,300 | Total | 494,800 | Total | 406,500 |

| 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

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 254,700 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 354,300 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 609,000 |
| Valuation Method | C |
| Total Appraised Parcel Value | 609,000 |

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

| NOTES | | | | | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| 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-22-27 | 01-26-2022 | MN | Maintenance | 63,048 | | 100 | 01-26-2022 | RPRS DUE TO WATER DAMAG | 11-07-2022 | SJD | 9 | | 01 | Measure - No Entry |
| BPO-21-237 | 06-23-2021 | BP | Bldg Permit | 18,797 | | 100 | 08-11-2021 | Demo old deck and replace with | 10-02-2019 | SJD | 4 | | 20 | Field Review |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | 10-30-2007 | 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 |
| 1 | 1010 | Single Family | PD | Residual | 0.123 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.80 | 4,300 |
| Total Card Land Units | | | | | 1.04 AC | Parcel Total Land Area | | | | | 1.04 | Total Land Value | | | 354,300 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 07 | Contemporary | Bsmt Area | 912 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Partial |
| Stories | 1.75 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 05 | Average | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 02 | Shed | | | |
| 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 | 1 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 7 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 260 | | | | |
| FBM Quality | 03 | Average | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 1 | | | | |
| Bsmt Area | 912 | | | | |

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

| COST / MARKET VALUATION | | | |
|--------------------------|--|--|---------|
| Net Other Adj | | | 315,792 |
| Replace Cost | | | 348,852 |
| Year Built | | | 1979 |
| Effective Year Built | | | 1994 |
| Depreciation Code | | | A |
| Remodel Rating | | | |
| Year Remodeled | | | |
| Depreciation % | | | 27 |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | | | 1.000 |
| Condition | | | |
| Condition % | | | |
| Percent Good | | | 73 |
| Cns Sect Rcnld | | | 254,700 |
| 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 | 976 | 976 | 976 | 171.35 | 167,234 |
| BSM | Basement | 0 | 912 | 182 | 34.19 | 31,185 |
| CTH | Cathedral Ceiling | 0 | 275 | 28 | 17.45 | 4,798 |
| FNS | Finished 90% Story | 432 | 480 | 432 | 154.21 | 74,022 |
| FUS | Finished Upper Story | 195 | 195 | 195 | 171.35 | 33,413 |
| WDK | Deck | 0 | 300 | 30 | 17.13 | 5,140 |
| Ttl Gross Liv / Lease Area | | 1,603 | 3,138 | 1,843 | | 315,792 |

