

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|-------------|-------------|-------------------|------------|--|------------------------|---|------------|---|--------------|----------------------|---|---|----------------|------------|---------|--|------|------|----------|------|------|------------|------|------|----------|------|------|--------|------|------|--------|------|------|--------|-------|--|--------|-------|--|--------|-------|--|--------|
| RYAN JAMES 94 RUGANI AVE MARSHFIELD MA 02050 | | | | 0 | Water | 0 | Arterial | 0 | Average | Description COM LAND | Code 3930 | Appraised 131,300 | Assessed 131,300 | 905 DUXBURY, MA VISION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 0 | No Sewer | 0 | Paved | 0 | Average | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | 0 | Medium | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 3.57 Chapter Lan GIS ID F_870192_2852428 | | | | | | Cyclical 10 Exemption W District Res Exem Assoc Pid# | | | | | | Total | | 131,300 | 131,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RYAN JAMES ELCRAN INC | | | | 57189 | 11 | 08-31-2022 | | U | V | 30,000 | | 1 | <table border="1"> <thead> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed V</th> <th>Year</th> <th>Code</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>3930</td> <td>99,900</td> <td>2022</td> <td>3930</td> <td>71,000</td> <td>2021</td> <td>3930</td> <td>67,400</td> </tr> <tr> <td colspan="2">Total</td> <td>99,900</td> <td colspan="2">Total</td> <td>71,000</td> <td colspan="2">Total</td> <td>67,400</td> </tr> </tbody> </table> | | | | | | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | 2023 | 3930 | 99,900 | 2022 | 3930 | 71,000 | 2021 | 3930 | 67,400 | Total | | 99,900 | Total | | 71,000 | Total | | 67,400 |
| | | | | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 3930 | 99,900 | 2022 | 3930 | 71,000 | 2021 | 3930 | 67,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 99,900 | Total | | 71,000 | Total | | 67,400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8786 | 0069 | 10-25-1988 | | Q | V | 80,000 | | 00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year | Code | Description | | Amount | Code | Description | Number | Amount | Comm Int | APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 131,300 Special Land Value 0 Total Appraised Parcel Value 131,300 Valuation Method C Total Appraised Parcel Value 131,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0060 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 01-01-2018 | AO | 3 | | 99 | Vacant Land | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 3930 | Ah-Not 61a | NB | Cranberry | 2.700 | AC | 25,000.00 | 1.00000 | 0 | 1.00 | 0060 | 1.341 | CRANBERRY BOG | | 1.0000 | 0.77 | 90,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 3930 | Ah-Not 61a | WP | Residual | 0.870 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | 1.0000 | 1.08 | 40,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Card Land Units | | | | | 3.57 | AC | Parcel Total Land Area | | | | | 3.57 | Total Land Value | | | | 131,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | | | | | | |
|---|-------------|-------------|---------------------------------|------------|-------------|----------------|------|-------|------------|-------------|--|
| Element | Cd | Description | Element | Cd | Description | No Sketch | | | | | |
| Style | 99 | Vacant Land | Bsmt Area | | | | | | | | |
| Model | 00 | Vacant | Bsmt Type | | | | | | | | |
| Grade | | | Unfin Area | | | | | | | | |
| Stories | | | | | | | | | | | |
| Occupancy | | | CONDO DATA | | | | | | | | |
| Exterior Wall 1 | | | Parcel Id | | C | Owne | | | | | |
| Exterior Wall 2 | | | | | | B | S | | | | |
| Roof Structure | | | Adjust Type | Code | Description | Factor% | | | | | |
| Roof Cover | | | Condo Flr | | | | | | | | |
| Interior Wall 1 | | | Condo Unit | | | | | | | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | | | | | | | |
| Interior Floor 1 | | | | | | 0 | | | | | |
| Interior Floor 2 | | | Net Other Adj | | | | | | | | |
| Heat Fuel | | | Replace Cost | | | | | | | | |
| Heat Type | | | Year Built | | | | | | | | |
| AC Type | | | Effective Year Built | | | 0 | | | | | |
| Bedrooms | | | Depreciation Code | | | | | | | | |
| Full Baths | | | Remodel Rating | | | | | | | | |
| Half Baths | | | Year Remodeled | | | | | | | | |
| Extra Fixtures | | | Depreciation % | | | | | | | | |
| Total Rooms | | | Functional Obsol | | | | | | | | |
| Bath Style | | | External Obsol | | | | | | | | |
| Kitchen Style | | | Trend Factor | | | 1.000 | | | | | |
| Extra Kitchens | | | Condition | | | | | | | | |
| Fireplaces | | | Condition % | | | | | | | | |
| Extra Openings | | | Percent Good | | | | | | | | |
| Gas Fireplaces | | | Cns Sect Rcnld | | | | | | | | |
| Sq Ft Fin Bsmt | | | Dep % Ovr | | | | | | | | |
| FBM Quality | | | Dep Ovr Comment | | | | | | | | |
| Foundation | | | Misc Imp Ovr | | | | | | | | |
| Bsmt Garage | | | Misc Imp Ovr Comment | | | | | | | | |
| Bsmt Area | | | 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 | | | | | |
| | | | | | | | | | | | |
| Ttl Gross Liv / Lease Area | | 0 | 0 | 0 | | 0 | | | | | |