

| CURRENT OWNER                    |            | TOPO   | UTILITIES         | STRT / ROAD                                       | LOCATION    | CURRENT ASSESSMENT        |                        |   |            | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |           |         |                     |                            |            |         |
|----------------------------------|------------|--|-------------------|---|-------------|---------------------------|------------------------|---|------------|---|-----------|---------|---------------------|----------------------------|------------|---------|
| VERANI ANTHONY                   |            |  | 0 Water           | 0 Cul-De-Sac                                      | 0 Average   | Description               | Code                   | Appraised   | Assessed   |   |           |         |                     |                            |            |         |
| VERANI VALENTINA                 |            |  | 0 No Sewer        | 0 Paved   | 0 Average   | RESIDNTL                  | 1010                   | 486,500   | 486,500    |   |           |         |                     |                            |            |         |
| 77 CARR RD                       |            | <b>SUPPLEMENTAL DATA</b>   |                   |   |             | RES LAND                  | 1010                   | 549,600   | 549,600    |   |           |         |                     |                            |            |         |
| DUXBURY MA 02332                 |            | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2032<br>Total Acres 9.798<br>Chapter Lan |                   | Cyclical 3<br>Exemption W<br>District<br>Res Exem |             | Total 1,036,100 1,036,100 |                        |   |            |   |           |         |                     |                            |            |         |
| GIS ID F_870818_2852977          |            | Assoc Pid#   |                   |   |             |                           |                        |   |            |   |           |         |                     |                            |            |         |
| RECORD OF OWNERSHIP              |            | BK-VOL/PAGE  | SALE DATE         | Q/U   | V/I         | SALE PRICE                | VC                     | PREVIOUS ASSESSMENTS (HISTORY)                                      |            |   |           |         |                     |                            |            |         |
| VERANI ANTHONY                   |            | 50339 0090   | 09-27-2018        | Q   | I           | 618,000                   | 00                     | Year  | Code       | Assessed                                    | Year      | Code    | Assessed            |                            |            |         |
| GREGORY BRYAN R                  |            | 43500 0271   | 08-16-2013        | Q   | I           | 535,000                   | 00                     | 2023  | 1010       | 366,700                                     | 2022      | 1010    | 308,300             |                            |            |         |
| MUTKOSKI CHRISTOPHER & ELANE L S |            | 25531 0127   | 06-23-2003        | Q   | I           | 599,000                   | 00                     |   | 1010       | 617,600                                     | 2021      | 1010    | 398,300             |                            |            |         |
| THORBAHN JOHN R                  |            | 15936 0311   | 02-27-1998        | Q   | I           | 293,000                   | 00                     |   |            |   |           |         |                     |                            |            |         |
| LUSCKO FRANCES A                 |            | 5045 0495  | 04-22-1993        | Q   | I           | 203,500                   | 00                     |   |            |   |           |         |                     |                            |            |         |
|                                  |            | Total  |                   |   |             |                           |                        | 984,300   |            | Total                                       |           | 706,600 |                     |                            |            |         |
|                                  |            |  |                   |   |             |                           |                        | Total   |            | Total                                       |           | 693,900 |                     |                            |            |         |
| 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           |            |  |                   |   |             |                           |                        |   |            |   |           |         |                     |                            |            |         |
| Nbhd                             |            | Nbhd Name  |                   | B   |             | Tracing                   |                        | Batch   |            |   |           |         |                     |                            |            |         |
| 0060                             |            |  |                   |   |             |                           |                        |   |            |   |           |         |                     |                            |            |         |
| NOTES                            |            |  |                   |   |             |                           |                        |   |            |   |           |         |                     |                            |            |         |
|                                  |            |  |                   |   |             |                           |                        |   |            |   |           |         |                     |                            |            |         |
| BUILDING PERMIT RECORD           |            |  |                   |   |             |                           |                        |   |            |   |           |         |                     |                            |            |         |
| Permit Id                        | Issue Date | Type   | Description       | Amount  | Insp Date   | % Comp                    | Date Comp              | Comments  | Date       | Id  | Type      | Is      | Cd                  | Purpose/Result             |            |         |
| 236                              | 12-02-2009 | RM   | Remodel           | 10,660  |             | 100                       |                        | TWO BATHROOMS   | 12-11-2018 | SJD   | 9         | 1       | 07                  | Measure - Info @ Door      |            |         |
| 19990207                         | 05-14-1999 | AD   | Addition          | 5,000   |             | 100                       |                        | 2 5.5 A DORMERS   | 05-02-2014 | SJD   | 9         | 1       | 00                  | Measure & Listed           |            |         |
| 19990087                         | 03-12-1999 | MN   | Maintenance       | 7,000   |             | 100                       |                        | STRIP AND REROOF  | 04-24-2014 | SJD   | 9         |         | 12                  | Property Estimated - No Ac |            |         |
|                                  |            |  |                   |   |             |                           |                        |   | 04-12-2013 | VGS   |           |         | 20                  | Field Review               |            |         |
|                                  |            |  |                   |   |             |                           |                        |   | 06-10-2011 | KP  |           |         | 01                  | Measure - No Entry         |            |         |
| 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       | 0060  | 1.341     |         | 1.0000              | 11.74                      | 469,400    |         |
| 1                                | 1010       | Single Family  | RC                | Residual  | 2.632 AC    | 35,000.00                 | 0.51357                | 5   | 1.00       | 0060  | 1.341     |         | 1.0000              | 0.55                       | 63,400     |         |
| 1                                | 1010       | Single Family  | WP                | Undevelop   | 6.250 AC    | 2,000.00                  | 1.00000                | 0   | 1.00       | 0060  | 1.341     |         | 1.0000              | 0.06                       | 16,800     |         |
| Total Card Land Units            |            |  |                   |   | 9.80        | AC                        | Parcel Total Land Area |   |            |   |           | 9.80    | Total Land Value    |                            |            | 549,600 |

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

| Element          | Cd   | Description   | Element                        | Cd   | Description |
|------------------|------|---------------|--------------------------------|------|-------------|
| Style            | 04   | Cape Cod      | Bsmt Area                      | 1456 |             |
| Model            | 01   | Residential   | Bsmt Type                      | 04   |             |
| Grade            | 06   | Good          | Unfin Area                     | 0.00 | Full        |
| Stories          | 1.75 |               | <b>CONDO DATA</b>              |      |             |
| Occupancy        | 1    |               | Parcel Id                      |      | C           |
| Exterior Wall 1  | 14   | Wood Shingle  |                                |      | B           |
| Exterior Wall 2  |      |               |                                |      | 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  |      |               | <b>COST / MARKET VALUATION</b> |      |             |
| Interior Floor 1 | 12   | Hardwood      | Net Other Adj                  |      | 573,028     |
| Interior Floor 2 |      |               | Replace Cost                   |      | 42,775      |
| Heat Fuel        | 02   | Oil           | Year Built                     |      | 615,804     |
| Heat Type        | 05   | Hot Water     | Effective Year Built           |      | 1981        |
| AC Type          | 01   | None          | Depreciation Code              |      | 2000        |
| Bedrooms         | 4    |               | Remodel Rating                 |      | G           |
| Full Baths       | 2    |               | Year Remodeled                 |      |             |
| Half Baths       | 1    |               | Depreciation %                 |      | 21          |
| Extra Fixtures   | 2    |               | Functional Obsol               |      |             |
| Total Rooms      | 9    |               | External Obsol                 |      |             |
| Bath Style       | 02   | Average       | Trend Factor                   |      | 1.000       |
| Kitchen Style    | 02   | Average       | Condition                      |      |             |
| Extra Kitchens   | 0    |               | Condition %                    |      |             |
| Fireplaces       | 1    |               | Percent Good                   |      | 79          |
| Extra Openings   | 0    |               | Cns Sect Rcnd                  |      | 486,500     |
| Gas Fireplaces   | 0    |               | Dep % Ovr                      |      |             |
| Sq Ft Fin Bsmt   | 432  |               | Dep Ovr Comment                |      |             |
| FBM Quality      | 04   | Above Average | Misc Imp Ovr                   |      |             |
| Foundation       | 06   | Poured Conc   | Misc Imp Ovr Comment           |      |             |
| Bsmt Garage      | 2    |               | Cost to Cure Ovr               |      |             |
| Bsmt Area        | 1456 |               | 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             | 1,384       | 1,384      | 1,384    | 228.39    | 316,091        |
| BSM                        | Basement                | 0           | 1,456      | 291      | 45.65     | 66,461         |
| FEP                        | Finished Enclosed Porch | 0           | 220        | 132      | 137.03    | 30,147         |
| PTO                        | Patio                   | 0           | 473        | 24       | 11.59     | 5,481          |
| TDK                        | Trex Deck               | 0           | 300        | 30       | 22.84     | 6,852          |
| TQS                        | Three Quarter Story     | 648         | 864        | 648      | 171.29    | 147,996        |
| Ttl Gross Liv / Lease Area |                         | 2,032       | 4,697      | 2,509    |           | 573,028        |

