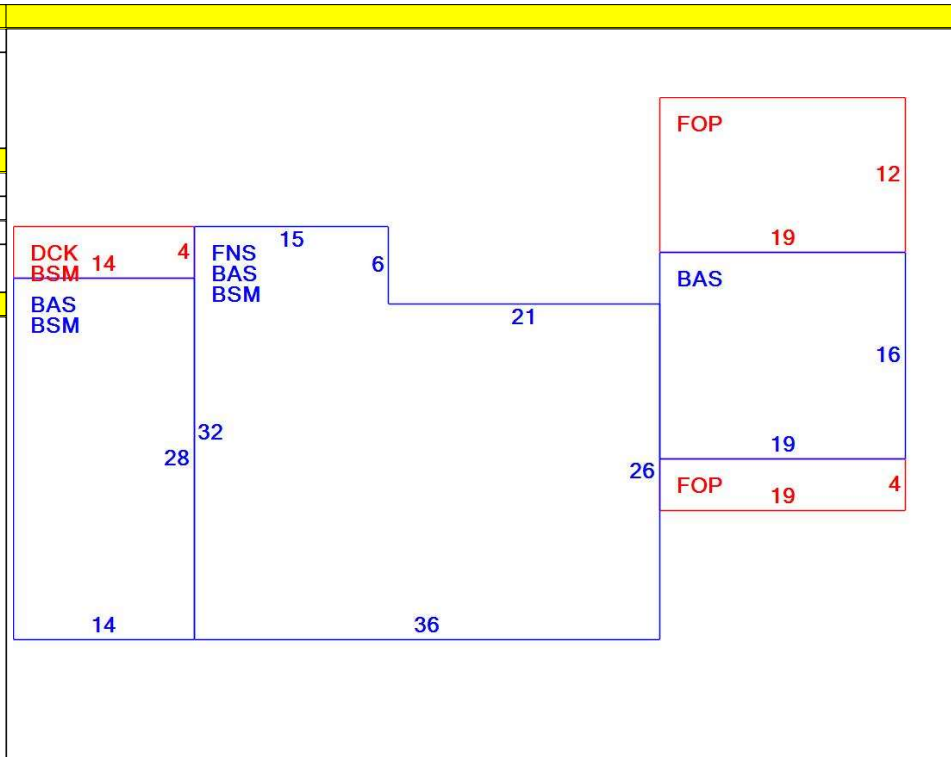


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | |
|---------------------------------|------------|---|-------------------|---|-------------|--------------------|---|--------------------------------|--------------------------|--------------------|------------------|--------|---------------------|----------------------------------|------------|
| FRIEDMAN LAWRENCE | | | 0 Water | 0 Cul-De-Sac | 0 Average | Description | Code | Appraised | Assessed | | | VISION | | | |
| FRIEDMAN CAROL | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 473,900 | 473,900 | | | | | | |
| 73 HERRING WEIR RD | | SUPPLEMENTAL DATA | | | | RES LAND | 1010 | 490,600 | 490,600 | | | | | | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2645 Total Acres 1.008 Chapter Lan GIS ID F_871399_2848140 | | Cyclical 3 Exemption W District Res Exem Assoc Pid# | | Total | | 964,500 | 964,500 | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| FRIEDMAN LAWRENCE P & CAROLA TT | | 57901 340 | 05-11-2023 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | | |
| FRIEDMAN LAWRENCE | | 16253 0020 | 06-01-1998 | Q | I | 264,500 | 00 | 2023 | 1010 | 377,300 | 2022 | 1010 | 352,400 | | |
| ARMATA ARLENE J | | 15711 0245 | 12-09-1997 | U | I | 1 | 1 | | 1010 | 479,300 | 2021 | 1010 | 404,400 | | |
| | | Total | | | | | | Total | | 856,600 | Total | | 756,800 | | |
| | | | | | | | | Total | | | Total | | 693,300 | | |
| 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 | | | | | | | |
| 0070 | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result | |
| 301 | 06-23-2004 | AD | Addition | 40,000 | | 100 | | ADD TO HOUSE & GARAG | 04-12-2013 12-08-2004 | VGS KP | | 1 | 20 00 | Field Review 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 | 0070 | 1.389 | | 1.0000 | 12.16 | 486,200 |
| 1 | 1010 | Single Family | RC | Residual | 0.090 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | 1.0000 | 1.12 | 4,400 |
| Total Card Land Units | | | | | 1.01 | AC | Parcel Total Land Area | | | 1.01 | Total Land Value | | | 490,600 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|-------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 00 | Gambrel | Bsmt Area | 1026 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 11 | Clapboard | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 07 | Gambrel | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Fir | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 594,361 |
| Interior Floor 2 | | | Replace Cost | | 29,145 |
| Heat Fuel | 02 | Oil | Year Built | | 623,506 |
| Heat Type | 05 | Hot Water | Effective Year Built | | 1971 |
| AC Type | 01 | None | Depreciation Code | | 1997 |
| Bedrooms | 4 | | Remodel Rating | | G |
| Full Baths | 2 | | Year Remodeled | | |
| Half Baths | 1 | | Depreciation % | | 24 |
| Extra Fixtures | 0 | | Functional Obsol | | |
| Total Rooms | 7 | | External Obsol | | |
| Bath Style | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style | 02 | Average | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 2 | | Percent Good | | 76 |
| Extra Openings | 0 | | Cns Sect Rcnd | | 473,900 |
| Gas Fireplaces | 0 | | Dep % Ovr | | |
| Sq Ft Fin Bsmt | 0 | | Dep Ovr Comment | | |
| FBM Quality | | | Misc Imp Ovr | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr Comment | | |
| Bsmt Garage | 2 | | Cost to Cure Ovr | | |
| Bsmt Area | 1026 | | 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 | 1,722 | 1,722 | 1,722 | 198.65 | 342,075 | |
| BSM | Basement | 0 | 1,474 | 295 | 39.76 | 58,602 | |
| DCK | Deck | 0 | 56 | 6 | 21.28 | 1,192 | |
| FNS | Finished 90% Story | 923 | 1,026 | 923 | 178.71 | 183,354 | |
| FOP | Open Porch | 0 | 304 | 46 | 30.06 | 9,138 | |
| Ttl Gross Liv / Lease Area | | 2,645 | 4,582 | 2,992 | | 594,361 | |

