

| CURRENT OWNER            |  | TOPO   | UTILITIES | STRT / ROAD | LOCATION  | CURRENT ASSESSMENT |         |             |       |           |           |
|--------------------------|--|--|-----------|-------------|---|--------------------|---------|-------------|-------|-----------|-----------|
| JOHNSON BRYAN P          |  | 0  | Water     | 0           | Cul-De-Sac  | 0                  | Average | Description | Code  | Appraised | Assessed  |
| JOHNSON CATHERINE L      |  | 0  | No Sewer  | 0           | Paved   | 0                  | Average | RESIDNTL    | 1010  | 784,500   | 784,500   |
| 110 SCREENHOUSE LN       |  |  |           | 0           | Light   |                    |         | RES LAND    | 1010  | 455,100   | 455,100   |
| <b>SUPPLEMENTAL DATA</b> |  |  |           |             |   |                    |         |             |       |           |           |
| DUXBURY MA 02332         |  | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2798<br>Total Acres .64<br>Chapter Lan |           |             | Cyclical 5<br>Exemption W<br>District<br>Res Exem |                    |         |             |       |           |           |
| GIS ID F_873358_2849862  |  | Assoc Pid#   |           |             |   |                    |         |             | Total |           | 1,239,600 |

905  
 DUXBURY, MA  
**VISION**

| RECORD OF OWNERSHIP  |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |           |       |      |          |       |      |          |
|----------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|----------|-------|------|----------|
| JOHNSON BRYAN P      |  | 55945 168   | 11-01-2021 | Q   | I   | 1,090,000  | 00 | Year                           | Code | Assessed  | Year  | Code | Assessed | Year  | Code | Assessed |
| SCREENHOUSE LANE LLC |  | 53300 147   | 08-24-2020 | U   | I   | 100        | 1A | 2023                           | 1010 | 609,700   | 2022  | 1010 | 566,500  | 2021  | 1010 | 494,300  |
| TRIBBLE BRADFORD J   |  | 29767 0228  | 12-30-2004 | Q   | I   | 835,000    | 00 |                                | 1010 | 444,700   |       | 1010 | 376,200  |       | 1010 | 333,800  |
| MANHEIMER DEAN       |  | 22858 0291  | 09-16-2002 | Q   | I   | 843,000    | 00 |                                |      |           |       |      |          |       |      |          |
| SPERRAZZA DANIEL A   |  | 14288 0053  | 04-16-1996 | Q   | I   | 351,500    | 00 |                                |      |           |       |      |          |       |      |          |
|                      |  |             |            |     |     |            |    | Total                          |      | 1,054,400 | Total |      | 942,700  | Total |      | 828,100  |

| EXEMPTIONS |      |             | OTHER ASSESSMENTS |      |             |        |        |   |
|------------|------|-------------|-------------------|------|-------------|--------|--------|---|
| Year       | Code | Description | Amount            | Code | Description | Number | Amount | Comm Int  |
|            |      |             |                   |      |             |        |        | This signature acknowledges a visit by a Data Collector or Assessor |
|            |      |             |                   |      |             |        |        |   |
| Total      |      |             | 0.00              |      |             |        |        |   |

| ASSESSING NEIGHBORHOOD |           |   |         |       |
|------------------------|-----------|---|---------|-------|
| Nbhd                   | Nbhd Name | B | Tracing | Batch |
| 0070                   |           |   |         |       |

  

| APPRAISED VALUE SUMMARY       |           |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card)  | 784,500   |
| Appraised Xf (B) Value (Bldg) | 0         |
| Appraised Ob (B) Value (Bldg) | 0         |
| Appraised Land Value (Bldg)   | 455,100   |
| Special Land Value            | 0         |
| Total Appraised Parcel Value  | 1,239,600 |
| Valuation Method              | C         |
| Total Appraised Parcel Value  | 1,239,600 |

| 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            |
| 11525                  | 04-05-1990 | AD   | Addition    | 2,500  | 05-01-1991 | 100    |           | 2 DECKS 5X7 9X10 |  | 05-02-2022             | SJD | 9    |    | 12 | Property Est. - No Access |
|                        |            |      |             |        |            |        |           |                  |  | 10-02-2020             | SJT | 10   |    | 20 | Field Review              |
|                        |            |      |             |        |            |        |           |                  |  | 04-12-2013             | VGS |      |    | 20 | Field Review              |
|                        |            |      |             |        |            |        |           |                  |  | 02-01-2005             | KP  | 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   | 27,878 SF  | 11.75      | 1.00000                | 5          | 1.00  | 0070  | 1.389     |       |                     | 1.0000     | 16.32      | 455,100 |
| Total Card Land Units       |          |               |      |           | 0.64       | AC         | Parcel Total Land Area |            |       |       |           | 0.64  | Total Land Value    |            |            | 455,100 |

| CONSTRUCTION DETAIL |      |             | CONSTRUCTION DETAIL (CONTINUED) |        |             |
|---------------------|------|-------------|---------------------------------|--------|-------------|
| Element             | Cd   | Description | Element                         | Cd     | Description |
| Style               | 03   | Colonial    | Bsmt Area                       | 1474   |             |
| Model               | 01   | Residential | Bsmt Type                       | 04     |             |
| Grade               | 08   | Excellent   | Unfin Area                      | 560.00 | Full        |
| Stories             | 2    |             |                                 |        |             |
| Occupancy           | 1    |             | <b>CONDO DATA</b>               |        |             |
| Exterior Wall 1     | 11   | Clapboard   | Parcel Id                       |        | C           |
| Exterior Wall 2     |      |             |                                 |        | B           |
| Roof Structure      | 03   | Gable       | Adjust Type                     | Code   | Description |
| Roof Cover          | 03   | Asphalt     | Condo Flr                       |        |             |
| Interior Wall 1     | 05   | Drywall     | Condo Unit                      |        |             |
| Interior Wall 2     |      |             | <b>COST / MARKET VALUATION</b>  |        |             |
| Interior Floor 1    | 12   | Hardwood    | Net Other Adj                   |        | 829,850     |
| Interior Floor 2    |      |             | Replace Cost                    |        | 71,838      |
| Heat Fuel           | 02   | Oil         | Year Built                      |        | 1984        |
| Heat Type           | 05   | Hot Water   | Effective Year Built            |        | 2008        |
| AC Type             | 03   | Central     | Depreciation Code               |        | E           |
| Bedrooms            | 5    |             | Remodel Rating                  |        |             |
| Full Baths          | 3    |             | Year Remodeled                  |        |             |
| Half Baths          | 1    |             | Depreciation %                  |        | 13          |
| Extra Fixtures      | 1    |             | Functional Obsol                |        |             |
| Total Rooms         | 10   |             | External Obsol                  |        |             |
| Bath Style          | 02   | Average     | Trend Factor                    |        | 1.000       |
| Kitchen Style       | 02   | Average     | Condition                       |        |             |
| Extra Kitchens      | 0    |             | Condition %                     |        |             |
| Fireplaces          | 2    |             | Percent Good                    |        | 87          |
| Extra Openings      | 1    |             | Cns Sect Rcnd                   |        | 784,500     |
| Gas Fireplaces      | 0    |             | Dep % Ovr                       |        |             |
| Sq Ft Fin Bsmt      | 650  |             | Dep Ovr Comment                 |        |             |
| FBM Quality         | 05   | Living Area | Misc Imp Ovr                    |        |             |
| Foundation          | 06   | Poured Conc | Misc Imp Ovr Comment            |        |             |
| Bsmt Garage         | 2    |             | Cost to Cure Ovr                |        |             |
| Bsmt Area           | 1474 |             | 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          | 1,678       | 1,678      | 1,678    | 245.23    | 411,492        |
| BSM                               | Basement             | 0           | 1,474      | 295      | 49.08     | 72,342         |
| CTH                               | Cathedral Ceiling    | 0           | 558        | 56       | 24.61     | 13,733         |
| DCK                               | Deck                 | 0           | 665        | 67       | 24.71     | 16,430         |
| FUS                               | Finished Upper Story | 1,120       | 1,120      | 1,120    | 245.23    | 274,655        |
| UAT                               | Unfinished Attic     | 0           | 1,120      | 168      | 36.78     | 41,198         |
| Ttl Gross Liv / Lease Area        |                      | 2,798       | 6,615      | 3,384    |           | 829,850        |

