

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | |
|---|------------|-------------------------|-------------------|--------------------|-------------|------------------------|---|--------------------------------|------------|------------------------|-----------|------------------|---------------------|----------------|------------|
| WB BUILDERS DUXBURY LLC 190 OLD DERBY ST SUITE 311 HINGHAM MA 02043 | | 0 | Water | 0 | Arterial | 0 | Average | Description | Code | | | Appraised | Assessed | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RES LAND | 1310 | 37,100 | 37,100 | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | | |
| Alt Prcl ID | | Scnd Home | | Cyclical Exemption | | | | | | | | | | | |
| Tax Class T | | W | | District | | | | | | | | | | | |
| Tot Fin Area 0 | | Total Acres 1.759 | | Res Exem | | | | | | | | | | | |
| Chapter Lan | | GIS ID F_867809_2843429 | | Assoc Pid# | | | | | | | | | | | |
| | | | | | | Total | | 37,100 | | 37,100 | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| WB BUILDERS DUXBURY LLC | | 49660 0331 | 04-03-2018 | U | V | 1,100,000 | 1V | Year | Code | Assessed | Year | Code | Assessed | | |
| PINK LAWRENCE W & NANCY J TT | | 43957 0020 | 12-26-2013 | U | V | 100 | 1A | 2023 | 1310 | 40,800 | 2022 | 1310 | 34,200 | | |
| PINK LAWRENCE W & NANCY J TT | | 35178 0277 | 10-12-2007 | U | V | 100 | 1A | | | 2021 | | 1310 | 28,700 | | |
| | | | | | | Total | | 40,800 | | Total | | 34,200 | | | |
| | | | | | | | | Total | | Total | | 28,700 | | | |
| 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 | | | | | | | |
| 0050 | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | |
| 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 | 1310 | Vacant Land - Po | RC | Residual | 1.120 AC | 35,000.00 | 0.91428 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.73 | 35,800 |
| 1 | 1310 | Vacant Land - Po | RC | Residual | 0.640 AC | 2,000.00 | 1.00000 | 0 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.05 | 1,300 |
| Total Card Land Units | | | | | 1.76 AC | Parcel Total Land Area | | | | | 1.76 | Total Land Value | | | 37,100 |

VISION

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | No Sketch | | | | |
|---|-------------|-------------|---------------------------------|------------|-------------|----------------|------|-------|------------|-------------|
| Element | Cd | Description | Element | Cd | Description | | | | | |
| 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 Rcnd | | | | | | | |
| 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 | | | | |