

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | |
|---|--|------------------|-----------|-------------|----------|--------------------|---------|-------------|------|-----------|----------|
| DURANTE MARIE & WADDELL FRAN 107 OAK STREET REALTY TRUST 107 OAK STREET | | 0 | Water | 0 | Feeder | 0 | Average | Description | Code | Appraised | Assessed |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 908,900 | 908,900 |
| | | | | 0 | Medium | | | RES LAND | 1010 | 473,200 | 473,200 |
| SUPPLEMENTAL DATA | | | | | | | | | | | |
| DUXBURY MA 02332 | | Alt Prcl ID | | Cyclical | | 6 | | RESIDNTL | 1010 | 36,700 | 36,700 |
| | | Scnd Home | | Exemption | | | | | | | |
| | | Tax Class T | | W | | District | | | | | |
| | | Total Acres .998 | | Res Exem | | | | | | | |
| Chapter Lan | | Assoc Pid# | | | | | | | | | |
| GIS ID F_868617_2833085 | | | | | | Total | | 1,418,800 | | 1,418,800 | |

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|--------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|----------|
| DURANTE MARIE & WADDELL FRANCE | | 53553 68 | 10-02-2020 | U | I | 10 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| DURANTE MARIE | | 48572 0122 | 06-22-2017 | U | I | 100 | 1A | 2023 | 1010 | 683,500 | 2022 | 1010 | 573,600 |
| DURANTE MARIE | | 45298 0010 | 03-06-2015 | U | I | 100 | 1A | | 1010 | 507,800 | | 1010 | 322,700 |
| DURANTE MARIE | | 27259 0177 | 12-19-2003 | U | I | 100 | 1F | | 1010 | 20,200 | | 1010 | 20,200 |
| DURANTE FRANCESCA M | | 18211 0242 | 01-18-2000 | U | I | 123,321 | 1F | Total | | 1,211,500 | Total | | 916,500 |
| | | | | | | | | Total | | | Total | | 855,700 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| Total | | | 0.00 | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | | |
|------------------------|-----------|---|---------|-------------------------|--|--|--|-------------------------------|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | |
| 0060 | | | | | | | | |
| NOTES | | | | | | | | |
| | | | | | | | | Appraised Bldg. Value (Card) |
| | | | | | | | | 908,900 |
| | | | | | | | | Appraised Xf (B) Value (Bldg) |
| | | | | | | | | 0 |
| | | | | | | | | Appraised Ob (B) Value (Bldg) |
| | | | | | | | | 36,700 |
| | | | | | | | | Appraised Land Value (Bldg) |
| | | | | | | | | 473,200 |
| | | | | | | | | Special Land Value |
| | | | | | | | | 0 |
| | | | | | | | | Total Appraised Parcel Value |
| | | | | | | | | 1,418,800 |
| | | | | | | | | Valuation Method |
| | | | | | | | | C |
| | | | | | | | | Total Appraised Parcel Value |
| | | | | | | | | 1,418,800 |

| 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 |
| BPO-20-238 | 03-11-2021 | BP | Bldg Permit | 20,000 | 05-07-2021 | 100 | | Install a 18x36 kidney shaped vin | 05-07-2021 | SJT | 5 | | 20 | Field Review |
| 20000450 | 11-09-2000 | RM | Remodel | 7,500 | 05-02-2001 | 100 | | FINISH BASEMENT AREA | 09-14-2020 | SJT | 5 | | 20 | Field Review |
| 19990281 | 06-23-1999 | NC | New Construct | 185,000 | 05-02-2001 | 100 | | 2 STY 28X38/GAR/PRCH | 04-12-2013 | VGS | | | 20 | Field Review |
| 19990243 | 06-02-1999 | DM | Demolish | 3,000 | 01-01-2000 | 100 | | DEM DWELLING & SHED | 01-15-2008 | BSB | | 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 | 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 | 0.080 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | 1.0000 | 1.09 | 3,800 |
| Total Card Land Units | | | | | 1.00 | AC | Parcel Total Land Area | | | 1.00 | Total Land Value | | | 473,200 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|-------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 1898 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 08 | Excellent | Unfin Area | 0.00 | Full |
| Stories | 1.75 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 11 | Clapboard | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 02 | Shed | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 3 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 2 | | | | |
| Total Rooms | 8 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 624 | | | | |
| FBM Quality | 05 | Living Area | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 1898 | | | | |

| CONDO DATA | | | |
|-------------|------|-------------|---------|
| Parcel Id | C | Owne | |
| | | B | S |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Net Other Adj | 936,321 |
| Replace Cost | 62,475 |
| Year Built | 998,794 |
| Effective Year Built | 2000 |
| Depreciation Code | 2012 |
| Remodel Rating | E |
| Year Remodeled | |
| Depreciation % | 9 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 91 |
| Cns Sect Rcnd | 908,900 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| 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 |
| SHD1 | Shed | L | 96 | 21.00 | 2018 | A | 70 | C | 1.00 | 1,400 |
| SPL1 | Ing Pool - Ave | L | 648 | 64.00 | 2021 | G | 85 | C | 1.00 | 35,300 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,898 | 1,898 | 1,898 | 247.57 | 469,893 |
| BSM | Basement | 0 | 1,898 | 380 | 49.57 | 94,078 |
| DCK | Deck | 0 | 308 | 31 | 24.92 | 7,675 |
| FGR | Garage | 0 | 528 | 211 | 98.94 | 52,238 |
| FOP | Open Porch | 0 | 18 | 3 | 41.26 | 743 |
| TQS | Three Quarter Story | 1,259 | 1,678 | 1,259 | 185.75 | 311,694 |
| Ttl Gross Liv / Lease Area | | 3,157 | 6,328 | 3,782 | | 936,321 |

