

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|---|--|--------------------------|--------------------|-------------|-----------|--------------------------------------|----------------------|---------------------------------|--------------------------------|
| KANE JAMES R KANE ELIZABETH 57 OAK ST DUXBURY MA 02332 | | | 0 Water | 0 Feeder | 0 Average | Description RESIDENTL RES LAND | Code 1010 1010 | Appraised 369,200 472,200 | Assessed 369,200 472,200 |
| | | | 0 No Sewer | 0 Paved | 0 Average | | | | |
| | | SUPPLEMENTAL DATA | | | | | | | |
| | | Alt Prcl ID | Cyclical Exemption | | 6 | | | | |
| | | Scnd Home | District | | | | | | |
| | | Tax Class T | Res Exem | | | | | | |
| | | Tot Fin Area 2252 | Assoc Pid# | | | | | | |
| | | Total Acres .978 | | | | | | | |
| | | Chapter Lan | | | | | | | |
| | | GIS ID F_868948_2832427 | | | | | | | |
| | | | | | | Total | 841,400 | 841,400 | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|
| KANE JAMES R | | 12955 0233 | 06-17-1994 | Q | I | 230,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | | 2023 | 1010 | 281,900 | 2022 | 1010 | 258,300 |
| | | | | | | | | | 1010 | 506,800 | | 1010 | 322,000 |
| | | | | | | | | Total | | 788,700 | Total | | 580,300 |
| | | | | | | | | Total | | | Total | | 545,300 |

| 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

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 369,200 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 472,200 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 841,400 |
| Valuation Method | C |
| Total Appraised Parcel Value | 841,400 |

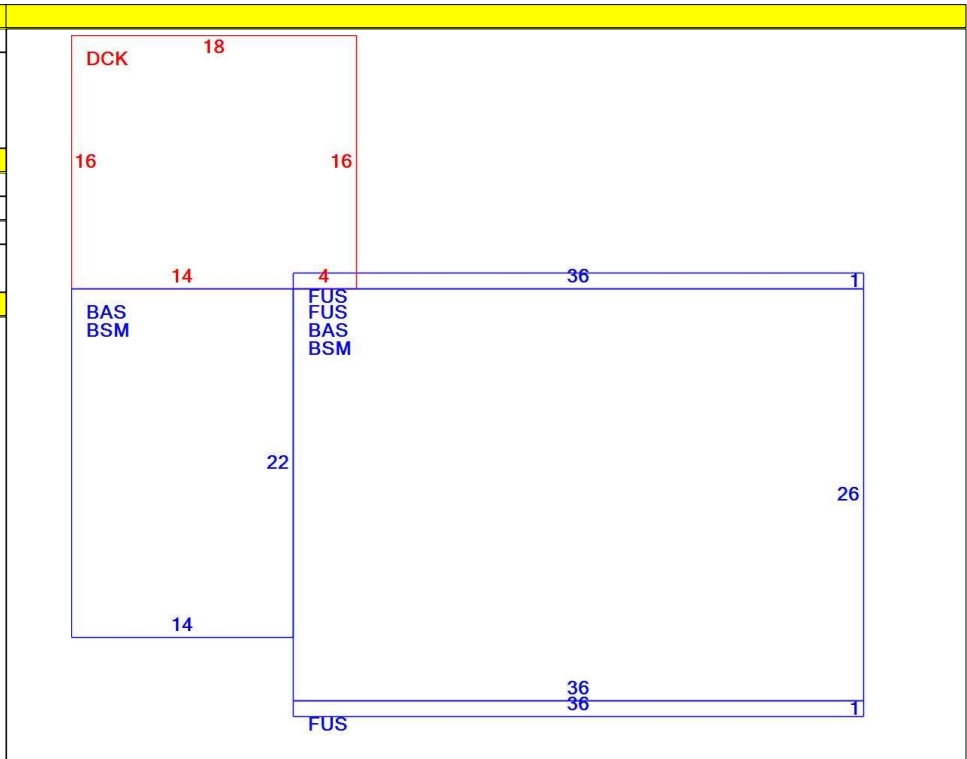
| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0060 | | | |

| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| 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 |
| | | | | | | | | | | 11-05-2020 | SJT | 10 | | 20 | Field Review |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 01-16-2008 | 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 | PD | Primary | 40,000 SF | 8.75 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | 11.74 | 469,400 |
| 1 | 1010 | Single Family | PD | Residual | 0.060 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | 1.07 | 2,800 |
| Total Card Land Units | | | | | 0.98 AC | Parcel Total Land Area | | | | | 0.98 | Total Land Value | | | 472,200 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1244 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| 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 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 488,679 |
| Interior Floor 2 | | | Net Other Adj | | 31,330 |
| Heat Fuel | 03 | Gas | Replace Cost | | 520,010 |
| Heat Type | 05 | Hot Water | Year Built | | 1971 |
| AC Type | 01 | None | Effective Year Built | | 1992 |
| Bedrooms | 4 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 29 |
| Total Rooms | 7 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 369,200 |
| Sq Ft Fin Bsmt | 280 | | Dep % Ovr | | |
| FBM Quality | 04 | Above Average | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 2 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1244 | | 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 | |
| BAS | First Floor | 1,244 | 1,244 | 1,244 | 193.15 | 240,284 | |
| BSM | Basement | 0 | 1,244 | 249 | 38.66 | 48,095 | |
| DCK | Deck | 0 | 288 | 29 | 19.45 | 5,601 | |
| FUS | Finished Upper Story | 1,008 | 1,008 | 1,008 | 193.15 | 194,699 | |
| Ttl Gross Liv / Lease Area | | 2,252 | 3,784 | 2,530 | | 488,679 | |

