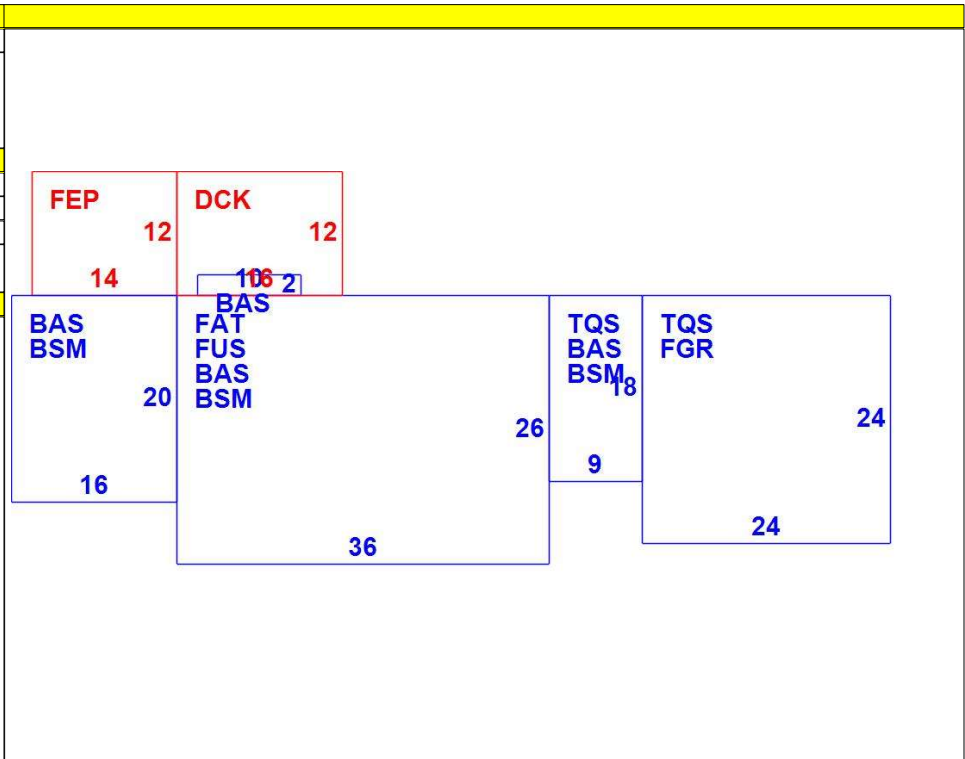


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | | |
|--|------------|---|-------------------|---------------|-------------|---|-------------------------------------|---|--------------------------------------|---|-----------|-------|--|---------------------|------------------|------------|---------|
| POWELL GREGORY C POWELL CAROL P 81 FOX RUN DUXBURY MA 02332 | | 8 Sloping | 0 Water | 0 Subdivision | 0 Average | Description | Code | Appraised | Assessed | | | | | | | | |
| | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 811,100 | 811,100 | | | | | | | | |
| | | SUPPLEMENTAL DATA | | | | RES LAND | 1010 | 597,600 | 597,600 | | | | | | | | |
| | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3255 Total Acres 1.008 Chapter Lan GIS ID F_872549_2834395 | | | | Cyclical Exemption W District Res Exem | 6 | RESIDNTL | 1010 | 12,000 | 12,000 | | | | | | |
| | | | | | | Total | | 1,420,700 | 1,420,700 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| POWELL GREGORY C | | 37676 0257 | 09-01-2009 | Q | I | 820,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | | |
| PRUDENTIAL RELOCATION, INC. | | 37676 0255 | 09-01-2009 | U | I | 820,000 | 1 | 2023 | 1010 | 613,700 | 2022 | 1010 | 566,600 | | | | |
| WHITT DONALD E JR | | 34449 0284 | 04-27-2007 | Q | I | 912,500 | 00 | | 1010 | 710,800 | | 1010 | 548,000 | | | | |
| TOMAN MARY E | | 18558 0095 | 05-26-2000 | U | I | 1 | 1F | | 1010 | 6,900 | | 1010 | 6,900 | | | | |
| MURPHY J D, O'BRIEN T F, MURPHY J P, | | 9242 0039 | 07-16-1993 | U | V | 368,500 | 1 | Total | | 1,331,400 | Total | | 1,121,500 | | | | |
| | | | | | | | | Total | | 944,100 | | | | | | | |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | |
| | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | | |
| Total | | | 0.00 | | | | | | Appraised Bldg. Value (Card) 811,100 | | | | | | | | |
| | | ASSESSING NEIGHBORHOOD | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | | | | |
| Nbhd | Nbhd Name | B | | Tracing | | Batch | | Appraised Ob (B) Value (Bldg) 12,000 | | | | | | | | | |
| 0080 | | | | | | | Appraised Land Value (Bldg) 597,600 | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | Special Land Value 0 | | | | |
| | | | | | | | | | | | | | Total Appraised Parcel Value 1,420,700 | | | | |
| | | | | | | | | | | | | | Valuation Method C | | | | |
| | | | | | | | | | | | | | Total Appraised Parcel Value 1,420,700 | | | | |
| 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 | | |
| 147 | 08-11-2009 | NC | New Construct | 25,000 | | 100 | | 672' DECK EXTENSION | | 12-02-2020 | SJT | 10 | | 20 | Field Review | | |
| 120000029 | 02-10-2000 | RM | Remodel | 5,000 | 06-20-2001 | 100 | | EFP/3 SESON | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| 12845 | 06-24-1993 | MN | Maintenance | 2,800 | | 100 | | ATTIC UNDER CONSTRCT | | 08-18-2010 | 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 | 40,000 SF | 8.75 | 1.00000 | 5 | 1.00 | 0080 | 1.503 | | | V115,ES98 | 1.1270 | 14.82 | 592,900 |
| 1 | 1010 | Single Family | RC | Residual | 0.090 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0080 | 1.503 | | | | 1.0000 | 1.20 | 4,700 |
| Total Card Land Units | | | | | 1.01 AC | Parcel Total Land Area | | | | | 1.01 | | | Total Land Value | | 597,600 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|-------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1418 | |
| Model | 01 | Residential | Bsmt Type | 00 | N/A |
| Grade | 08 | Excellent | Unfin Area | 0.00 | |
| Stories | 2.35 | | CONDO DATA | | |
| Occupancy | 1 | | Parcel Id | | C |
| Exterior Wall 1 | 11 | Clapboard | | | B |
| Exterior Wall 2 | | | | | S |
| 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 | Net Other Adj | | 881,480 |
| Interior Floor 2 | | | Replace Cost | | 29,925 |
| Heat Fuel | 02 | Oil | Year Built | | 911,404 |
| Heat Type | 05 | Hot Water | Effective Year Built | | 1993 |
| AC Type | 01 | None | Depreciation Code | | 2010 |
| Bedrooms | 4 | | Remodel Rating | | E |
| Full Baths | 2 | | Year Remodeled | | |
| Half Baths | 1 | | Depreciation % | | 11 |
| Extra Fixtures | 2 | | Functional Obsol | | |
| Total Rooms | 9 | | External Obsol | | |
| Bath Style | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style | 02 | Average | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 1 | | Percent Good | | 89 |
| Extra Openings | 0 | | Cns Sect Rcnld | | 811,100 |
| 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 | 0 | | Cost to Cure Ovr | | |
| Bsmt Area | 1418 | | 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 |
| WDK | Deck | L | 672 | 21.00 | 2009 | G | 85 | C | 1.00 | 12,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,438 | 1,438 | 1,438 | 229.37 | 329,838 |
| BSM | Basement | 0 | 1,418 | 284 | 45.94 | 65,142 |
| DCK | Deck | 0 | 192 | 19 | 22.70 | 4,358 |
| FAT | Finished Attic | 281 | 936 | 281 | 68.86 | 64,454 |
| FEP | Finished Enclosed Porch | 0 | 168 | 101 | 137.90 | 23,167 |
| FGR | Garage | 0 | 576 | 230 | 91.59 | 52,756 |
| FUS | Finished Upper Story | 936 | 936 | 936 | 229.37 | 214,693 |
| TQS | Three Quarter Story | 554 | 738 | 554 | 172.18 | 127,072 |
| Ttl Gross Liv / Lease Area | | 3,209 | 6,402 | 3,843 | | 881,480 |

