

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|------------------|--|---|------------|-------------|---|--------------------|-----------|-----------|----------|
| BABSON DANIEL K | | | 0 Water | 0 Feeder | 0 Average | Description | Code | Appraised | Assessed |
| BABSON MARIYA A | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 633,400 | 633,400 |
| 170 PARKS ST | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 409,400 | 409,400 | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2837 Total Acres .38 Chapter Lan GIS ID F_868205_2829002 | | | Cyclical 6 Exemption W District Res Exem Assoc Pid# | | | | |
| | | | | | | Total | 1,042,800 | 1,042,800 | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|---------|--------------------------------|---------|----------|---------|------|----------|
| BABSON DANIEL K | | 37419 0129 | 06-29-2009 | Q | I | 600,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| BENISCH CHRISTOPHER | | 17141 0295 | 02-10-1999 | Q | I | 395,000 | 00 | 2023 | 1010 | 482,700 | 2022 | 1010 | 442,000 |
| BENNETT PHILIP J | | 10188 0050 | 03-15-1991 | Q | I | 258,000 | 00 | | 1010 | 399,600 | 2021 | 1010 | 308,100 |
| | | | | | | Total | 882,300 | Total | 784,200 | Total | 694,900 | | |

| 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) | 633,400 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 409,400 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 1,042,800 |
| Valuation Method | C |
| Total Appraised Parcel Value | 1,042,800 |

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

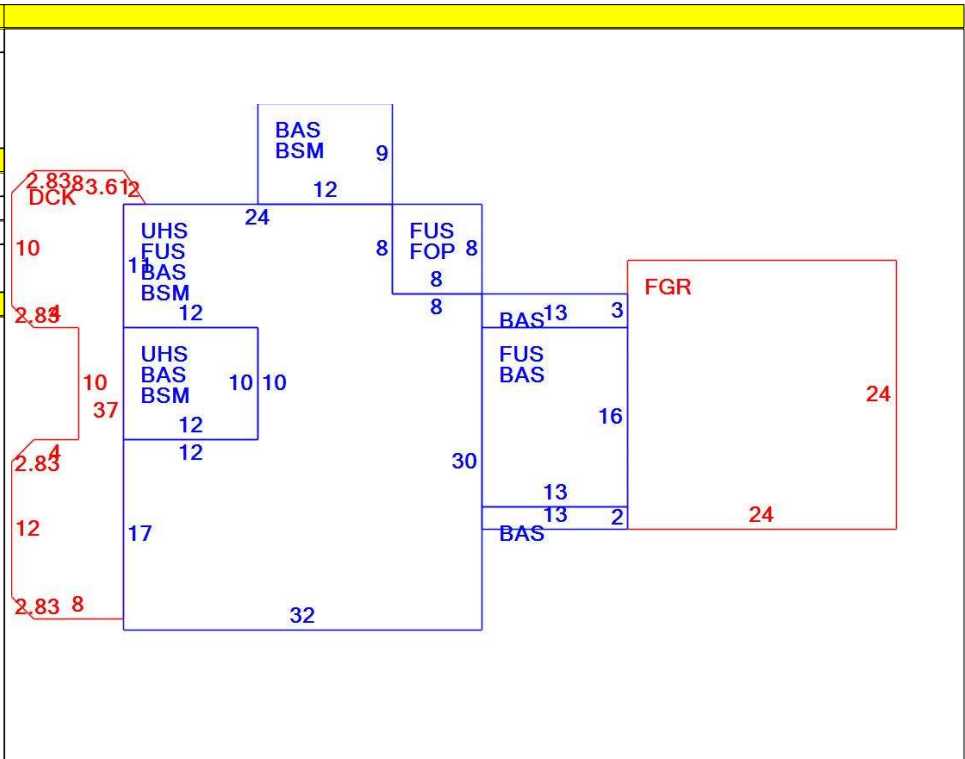
| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| 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 |
| 37 | 04-03-2012 | MN | Maintenance | 9,475 | | 100 | | REPLACE 11 WINDOWS | 11-17-2020 | SJT | 10 | | 20 | Field Review |
| 135 | 10-08-2009 | MN | Maintenance | 13,640 | | 100 | | STRIP REROOF | 04-12-2013 | VGS | | | 20 | Field Review |
| 15337 | 02-18-1999 | RM | Remodel | 10,000 | 05-17-2000 | 100 | | REM. BREEZEWAY | 07-16-2010 | 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 | PD | Primary | 16,553 SF | 17.81 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | 1.0000 | 24.73 | 409,400 |
| Total Card Land Units | | | | | 0.38 AC | Parcel Total Land Area | | | | | 0.38 | Total Land Value | | | 409,400 |

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd | Description | Element | Cd | Description |
|------------------|------|-------------|--------------------------------|--------|-------------|
| Style | 03 | Colonial | Bsmt Area | 1260 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 576.00 | Full |
| Stories | 2.5 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| 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 | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 729,930 |
| Interior Floor 2 | | | Net Other Adj | | 42,485 |
| Heat Fuel | 03 | Gas | Replace Cost | | 772,415 |
| Heat Type | 05 | Hot Water | Year Built | | 1986 |
| AC Type | 03 | Central | Effective Year Built | | 2003 |
| Bedrooms | 4 | | Depreciation Code | | G |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 18 |
| Total Rooms | 8 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 2 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 82 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 633,400 |
| Sq Ft Fin Bsmt | 400 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1260 | | 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 | 1,533 | 1,533 | 1,533 | 199.93 | 306,487 |
| BSM | Basement | 0 | 1,260 | 252 | 39.99 | 50,381 |
| DCK | Deck | 0 | 335 | 34 | 20.29 | 6,797 |
| FGR | Garage | 0 | 576 | 230 | 79.83 | 45,983 |
| FOP | Open Porch | 0 | 64 | 10 | 31.24 | 1,999 |
| FUS | Finished Upper Story | 1,304 | 1,304 | 1,304 | 199.93 | 260,704 |
| UHS | Unfinished Half Story | 0 | 1,152 | 288 | 49.98 | 57,579 |
| Ttl Gross Liv / Lease Area | | 2,837 | 6,224 | 3,651 | | 729,930 |

