

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | | | | | | |
|---|------------|---------------------------------|-------------|----------------------------------|------------|------------------------|-----------|------------|----------|--------------------------------------|-----------|----------------------|---------|---|--------------------|------------|------------|---|--|
| GANNON MICHAEL ANDREW TT THE GANNON RESIDENCE TRUST 100 PARKS ST #B28 DUXBURY MA 02332 | | 0 | Water | 0 | Two-Way | 0 | Average | RESIDNTL | | Code 1020 | | Appraised 321,600 | | Assessed 321,600 | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | | | | | | | | | | | | |
| | | SUPPLEMENTAL DATA | | Alt Prcl ID 082/160.0-0272-0002. | | Cyclical Exemption W | | | | | | | | | | 6 | | | |
| DUXBURY MA 02332 | | GIS ID F_867983_2828498 | | District Res Exem | | Assoc Pid# | | Total | | 321,600 | | 321,600 | | 905 DUXBURY, MA VISION | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| GANNON MICHAEL ANDREW TT | | | | 56388 331 | 02-01-2022 | U | I | 100 | 1A | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed | |
| GANNON JOHN | | | | 55309 294 | 07-14-2021 | Q | I | 309,900 | 00 | 2023 | 1020 | 313,600 | 2022 | 1020 | 256,300 | 2021 | 1020 | 256,300 | |
| LUNGER MARGARET (L/E) | | | | 42137 0327 | 10-24-2012 | U | I | 1 | 1A | | | | | | | | | | |
| LUNGER MARGARET M | | | | 14904 0204 | 01-10-1997 | Q | I | 110,000 | 00 | | | | | | | | | | |
| JOHNSON ROBERT L & MATERA ANTHONY | | | | 9734 0268 | 05-04-1990 | Q | I | 100,000 | 00 | | | | | | | | | | |
| | | | | Total | | | | | | Total | 313,600 | Total | 256,300 | Total | 256,300 | Total | 256,300 | This signature acknowledges a visit by a Data Collector or Assessor | |
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | | | | | | | | | | | | |
| Year | Code | Description | | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| | | | | Total | 0.00 | | | | | | | | | | | | | | |
| ASSESSING NEIGHBORHOOD | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | | | |
| Nbhd | | Nbhd Name | | B | | Tracing | | Batch | | Appraised Bldg. Value (Card) 321,600 | | | | | | | | | |
| 0001 | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | | | | | | | | | | | |
| Appraised Ob (B) Value (Bldg) 0 | | | | | | | | | | | | | | | | | | | |
| Appraised Land Value (Bldg) 0 | | | | | | | | | | | | | | | | | | | |
| Special Land Value 0 | | | | | | | | | | | | | | | | | | | |
| Total Appraised Parcel Value | | | | | | | | | | | | | | | | 321,600 | | | |
| Valuation Method C | | | | | | | | | | | | | | | | | | | |
| Total Appraised Parcel Value | | | | | | | | | | | | | | | | 321,600 | | | |
| 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 | | | | |
| | | | | | | | | | | 12-16-2021 | SJD | 9 | 1 | 11 | Phone Interview | | | | |
| | | | | | | | | | | 12-15-2021 | SJD | 9 | | 01 | Measure - No Entry | | | | |
| | | | | | | | | | | 11-17-2020 | SJT | 10 | | 20 | Field Review | | | | |
| | | | | | | | | | | 07-03-2013 | SJD | 3 | | 30 | Quality Control | | | | |
| 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 | 1020 | Condo | | | 0.000 AC | 0.00 | 1.00000 | 0 | 1.00 | 0000 | 1.000 | | | 0.0000 | | 0 | 0 | | |
| Total Card Land Units | | | | | 0.00 AC | Parcel Total Land Area | | | | | 0.00 | Total Land Value | | | | | 0 | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|------|--------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 55 | Condominium | AMENITY 1 | 1 | Balcony |
| Model | 05 | Res Condo | Amenity 2 | | |
| Grade | 06 | Good | Amenity 3 | | |
| Stories | 1 | | | | |
| Occupancy | | | CONDO DATA | | |
| Interior Wall 1 | 05 | Drywall | Parcel Id | 8012 | C 8012 |
| Interior Wall 2 | | | Own | | |
| Interior Floor 1 | 12 | Hardwood | Bay Farm Bldg 1 | B 1 | S 1 |
| Interior Floor 2 | | | Adjust Type | Code | Description |
| Heat Fuel | 04 | Electric | Condo Flr | B1A1 | 1 Bedroom A1 |
| Heat Type | 04 | Forced Air-Duc | Condo Unit | 2A | 2A |
| AC Type | 03 | Central | | | Factor% |
| CNS Bedrooms | 1 | | | | 117 |
| Full Baths | 1 | | COST / MARKET VALUATION | | |
| Half Baths | 1 | | | | 432,854 |
| Extra Fixtures | 0 | | Net Other Adj | | 7,700 |
| Total Rooms | 4 | | Replace Cost | | 440,555 |
| Bath Style | 02 | Average | Year Built | | 1984 |
| Kitchen Style | 02 | Average | Effective Year Built | | 1994 |
| Kitchen Type | 3 | One Person | Depreciation Code | | A |
| Kitchen Func | 3 | | Remodel Rating | | |
| Parking Class | 3 | Deeded | Year Remodeled | | |
| SF Basement | 0 | | Depreciation % | | 27 |
| Bsmt Garage | 0 | | Functional Obsol | | |
| Fireplaces | 1 | | External Obsol | | |
| Part Bedroom | 0 | | Trend Factor | | 1.000 |
| FBM Quality | | | Condition | | |
| SF Fin Bsmt | 0 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 73 |
| Gas Fireplace | 0 | | Cns Sect Rcnld | | 321,600 |
| Parking | | | Dep % Ovr | | |
| AMENITY 1 | 1 | Balcony | Dep Ovr Comment | | |
| Amenity 2 | | | Misc Imp Ovr | | |
| | | | Misc Imp Ovr Comment | | |
| | | | Cost to Cure Ovr | | |
| | | | Cost to Cure Ovr Comment | | |

| |
|--------------------------------|
| <p>BAS (950 sf)</p> |
| <p>BAL (48 sf)</p> |

| 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 |
| BAL | Balcony | 0 | 48 | 5 | 47.21 | 2,266 |
| BAS | First Floor | 950 | 950 | 950 | 453.25 | 430,588 |
| Ttl Gross Liv / Lease Area | | 950 | 998 | 955 | | 432,854 |

