

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------------|-------------------------|----------------------|------------|-------------|-----------|--------------------|------|-----------|-----------|
| FALLON MARK | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed |
| FALLON JENNIFER-LYN | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 1,302,800 | 1,302,800 |
| 14 CEDAR ST | | | | 0 Medium | | RES LAND | 1010 | 1,097,400 | 1,097,400 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| DUXBURY MA 02332 | Alt Prcl ID | Cyclical Exemption W | | 8 | | | | | |
| | Scnd Home | District | | | | | | | |
| | Tax Class T | Res Exem | | | | | | | |
| | Tot Fin Area 2919 | | | | | | | | |
| | Total Acres .41 | | | | | | | | |
| | Chapter Lan | | | | | | | | |
| | GIS ID F_880267_2843852 | Assoc Pid# | | | | | | | |
| | | | | | | Total | | 2,400,200 | 2,400,200 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------------------|-------|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|-----------|
| FALLON MARK | 48515 | 0248 | 06-07-2017 | Q | I | 1,495,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| 14 CEDAR ST LLC | 45191 | 0177 | 01-30-2015 | U | I | 515,000 | 1 | 2023 | 1010 | 1,047,800 | 2022 | 1010 | 988,800 |
| MITCHELL CLARENCE K & CASSANDRA | 26936 | 0207 | 10-31-2003 | Q | I | 610,000 | 00 | | 1010 | 956,400 | 2021 | 1010 | 662,600 |
| | | | | | | | | Total | | 2,004,200 | Total | | 1,651,400 |
| | | | | | | | | Total | | | Total | | 1,418,900 |

| 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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0090 | | | | |

| 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 |
| 2015-213 | 07-13-2015 | NC | New Construct | 475,000 | 06-02-2016 | 100 | | SINGLE FAMILY DWELLING 1S DEMO DWELLING | 04-23-2018 | SJD | 9 | | 01 | Measure - No Entry |
| 2015-188 | 06-29-2015 | DM | Demolish | 3,500 | 06-02-2016 | 100 | | | 06-02-2016 | JLF | 5 | | 01 | Measure - No Entry |
| | | | | | | | | | 05-07-2015 | SJD | 9 | | 12 | Property Estimated - No Ac |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | 03-31-2008 | 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 | 17,860 | SF | 16.78 | 1.00000 | 5 | 1.00 | 0090 | 3.661 | | 1.0000 | 61.44 | 1,097,400 |
| Total Card Land Units | | | | | 0.41 | AC | Parcel Total Land Area | | | | | 0.41 | Total Land Value | | | 1,097,400 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 00 | Gambrel | Bsmt Area | 1972 | |
| Model | 01 | Residential | Bsmt Type | 04 | Full |
| Grade | 11 | Prime | Unfin Area | | |
| Stories | 2 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 03 | Gable | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 04 | Forced Air-Duc | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 5 | | | | |
| Full Baths | 4 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 4 | | | | |
| Total Rooms | 10 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 2 | | | | |
| Extra Openings | | | | | |
| Gas Fireplaces | | | | | |
| Sq Ft Fin Bsmt | | | | | |
| FBM Quality | | | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | | | | | |
| Bsmt Area | 1972 | | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|-----------|
| Net Other Adj | 1,338,512 |
| Replace Cost | 62,325 |
| Year Built | 2015 |
| Effective Year Built | 2014 |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 7 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 93 |
| Cns Sect Rcnd | 1,302,800 |
| 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|--------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,022 | 2,022 | 2,022 | 292.64 | 591,708 |
| BSM | Basement | 0 | 1,972 | 394 | 58.47 | 115,298 |
| FGR | Garage | 0 | 576 | 230 | 116.85 | 67,306 |
| FNS | Finished 90% Story | 1,899 | 2,110 | 1,899 | 263.37 | 555,714 |
| FOP | Open Porch | 0 | 32 | 5 | 45.72 | 1,463 |
| PTO | Patio | 0 | 470 | 24 | 14.94 | 7,023 |
| Ttl Gross Liv / Lease Area | | 3,921 | 7,182 | 4,574 | | 1,338,512 |

