

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
COOK LORING A III ESQ TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA				
KELLYWOOD NOMINEE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	3,581,700	3,581,700					
142 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1090	3,671,000	3,671,000						
DUXBURY MA 02332		Alt Prcl ID	Cyclical	8	RESIDNTL	1090	80,300	80,300						
		Scnd Home	Exemption	W	<table border="1"> <tr> <td colspan="2">Total</td> <td>7,333,000</td> <td>7,333,000</td> </tr> </table>						Total		7,333,000	7,333,000
Total		7,333,000	7,333,000											
		Tax Class	T	W										
		Tot Fin Area	10463											
		Total Acres	13.214											
		Chapter Lan												
		GIS ID	F_883085_2844488	Assoc Pid#										

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COOK LORING A III ESQ TT		15886	0099	02-12-1998	U	I	1,500,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ELLISON WILLIAM P ESTATE OF		11843	0072	05-10-1993	U	I	1	1	2023	1090	3,411,500	2022	1090	2,995,700	2021	1090	1,556,900
									1090	3,292,700		1090	2,773,700		1090	2,427,700	
									1090	49,100		1090	51,500		1090	51,500	
		Total						Total		6,753,300	Total		5,820,900	Total		4,036,100	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

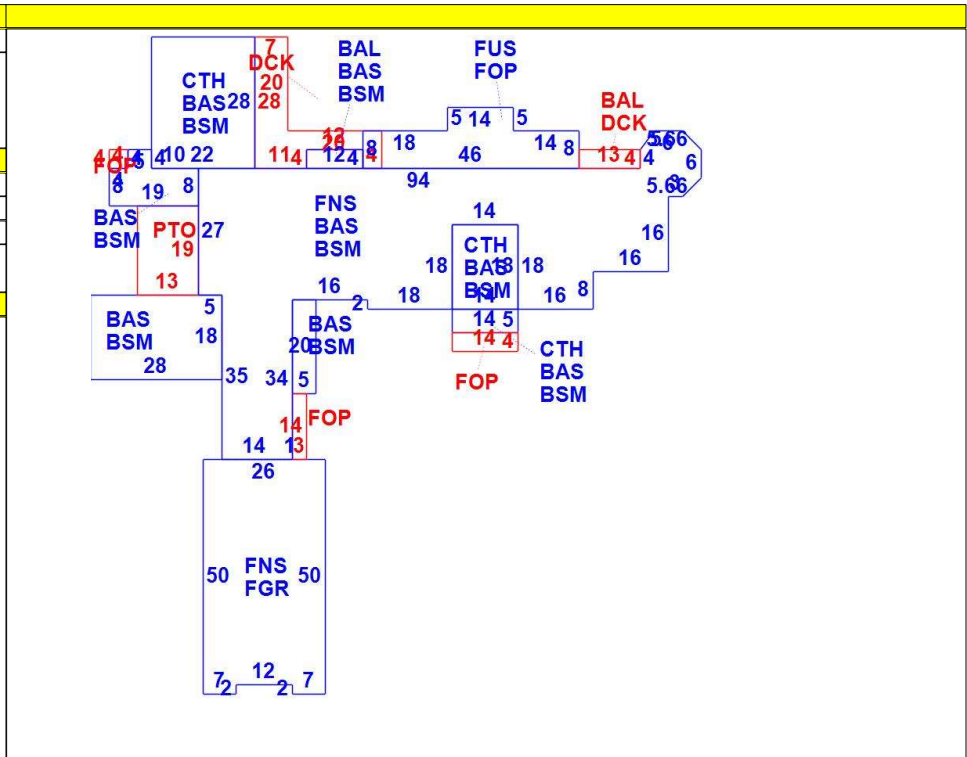
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
0130					Appraised Bldg. Value (Card)	3,581,700										
					Appraised Xf (B) Value (Bldg)	0										
					Appraised Ob (B) Value (Bldg)	80,300										
					Appraised Land Value (Bldg)	3,671,000										
					Special Land Value	0										
					Total Appraised Parcel Value	7,333,000										
					Valuation Method	C										
					Total Appraised Parcel Value	7,333,000										

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
2018-147	07-30-2018	BP	Bldg Permit	25,868		100		REPLACE 6 PATIO DOORS		09-21-2022	SJT	10		00	Measure & Listed
2016-125	07-14-2016	MN	Maintenance	10,000		100		REPLACE REAR DECKING		04-12-2013	VGS			20	Field Review
2014-229	11-06-2014	MN	Maintenance	12,255		100		REPL 5 WINDOWS IN MASTER		09-28-2012	KP	6		30	Quality Control
9	06-29-2005	MN	Maintenance	15,000		100		RE-ROOF		03-08-2000	KP		1	00	Measure & Listed
119990349	08-09-1999	NC	New Construct	25,000	03-08-2000	100		INGROUND POOL							
19990315	07-08-1999	RM	Remodel	1,000		100		RMV APPL CON TO WKSH							
14937	05-14-1998	NC	New Construct	560,000	03-08-2000	100		2STY/GAR/DCKS/PRCHS							

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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0130	4.259	W225	2.2500	83.85	3,354,100
1	1090	Multi Houses	RC	Residual	6.358	AC	35,000.00	0.28095	5	1.00	0130	4.259		1.0000	0.96	266,300
1	1090	Multi Houses	RC	Undevelop	5.938	AC	2,000.00	1.00000	0	1.00	0130	4.259	MARSH + ESMNT	1.0000	0.20	50,600
Total Card Land Units					13.21	AC	Parcel Total Land Area					13.21	Total Land Value			3,671,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	4484	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	1.95		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		3,759,275
Interior Floor 2			Replace Cost		89,250
Heat Fuel	03	Gas	Year Built		1998
Heat Type	05	Hot Water	Effective Year Built		2011
AC Type	03	Central	Depreciation Code		E
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	3		Depreciation %		10
Extra Fixtures	3		Functional Obsol		
Total Rooms	15		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		90
Extra Openings	2		Cns Sect Rcnld		3,463,700
Gas Fireplaces	1		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	4484		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
SPL2	Ing Pool-Good	L	800	89.00	1999	A	70	C	1.00	49,800
SHD1	Shed	L	324	21.00	1985	A	70	C	1.00	4,800
TEN	Tennis Court	L	1	48500.00	1970	P	35	C	1.00	17,000
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

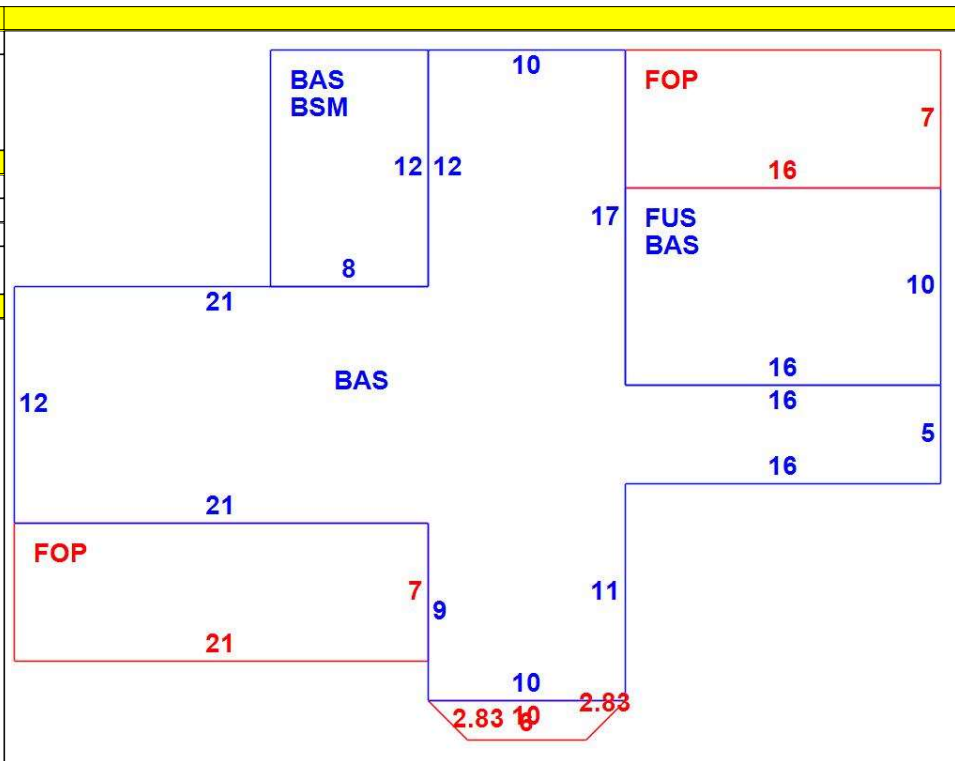
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	100	10	33.81	3,381
BAS	First Floor	4,939	4,939	4,939	338.13	1,669,999
BSM	Basement	0	4,939	988	67.64	334,068
CTH	Cathedral Ceiling	0	938	94	33.88	31,784
DCK	Deck	0	360	36	33.81	12,173
FGR	Garage	0	1,276	510	135.14	172,444
FNS	Finished 90% Story	4,008	4,453	4,008	304.34	1,355,205
FOP	Open Porch	0	552	83	50.84	28,064
FUS	Finished Upper Story	438	438	438	338.13	148,099
PTO	Patio	0	247	12	16.43	4,058
Ttl Gross Liv / Lease Area		9,385	18,242	11,118		3,759,275



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
COOK LORING A III ESQ TT KELLYWOOD NOMINEE TRUST 142 POWDER POINT AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090			3,581,700	3,581,700			
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1090	3,671,000			3,671,000				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 10463 Total Acres 13.214 Chapter Lan GIS ID F_883085_2844488		Cyclical Exemption W W District Res Exem		8		Total		7,333,000	7,333,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COOK LORING A III ESQ TT ELLISON WILLIAM P ESTATE OF		15886	0099	02-12-1998	U	I	1,500,000	1	Year	Code	Assessed	Year	Code	Assessed		
		11843	0072	05-10-1993	U	I	1	1	2023	1090	3,411,500	2022	1090	2,995,700		
				1090	3,292,700	2021	1090	2,773,700								
				1090	49,100	1090	51,500									
Total		6,753,300		Total		5,820,900		Total		4,036,100						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total		0.00														
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Bldg. Value (Card)			3,581,700					
0130						Appraised Xf (B) Value (Bldg)			0							
						Appraised Ob (B) Value (Bldg)			80,300							
						Appraised Land Value (Bldg)			3,671,000							
						Special Land Value			0							
						Total Appraised Parcel Value			7,333,000							
						Valuation Method			C							
						Total Appraised Parcel Value			7,333,000							
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		
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	
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0130	4.259		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					13.21	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	96	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood	Net Other Adj		220,060
Interior Floor 2			Replace Cost		6,800
Heat Fuel	03	Gas	Year Built		226,860
Heat Type	04	Forced Air-Duc	Effective Year Built		1865
AC Type	01	None	Depreciation Code		1973
Bedrooms	1		Remodel Rating		F
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		48
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	01	Old Style	Trend Factor		1,000
Kitchen Style	01	Old Style	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		52
Extra Openings	0		Cns Sect Rcnd		118,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	04	Brick	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	96		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	918	918	918	193.72	177,830	
BSM	Basement	0	96	19	38.34	3,681	
FOP	Open Porch	0	259	39	29.17	7,555	
FUS	Finished Upper Story	160	160	160	193.72	30,994	
Ttl Gross Liv / Lease Area		1,078	1,433	1,136		220,060	

