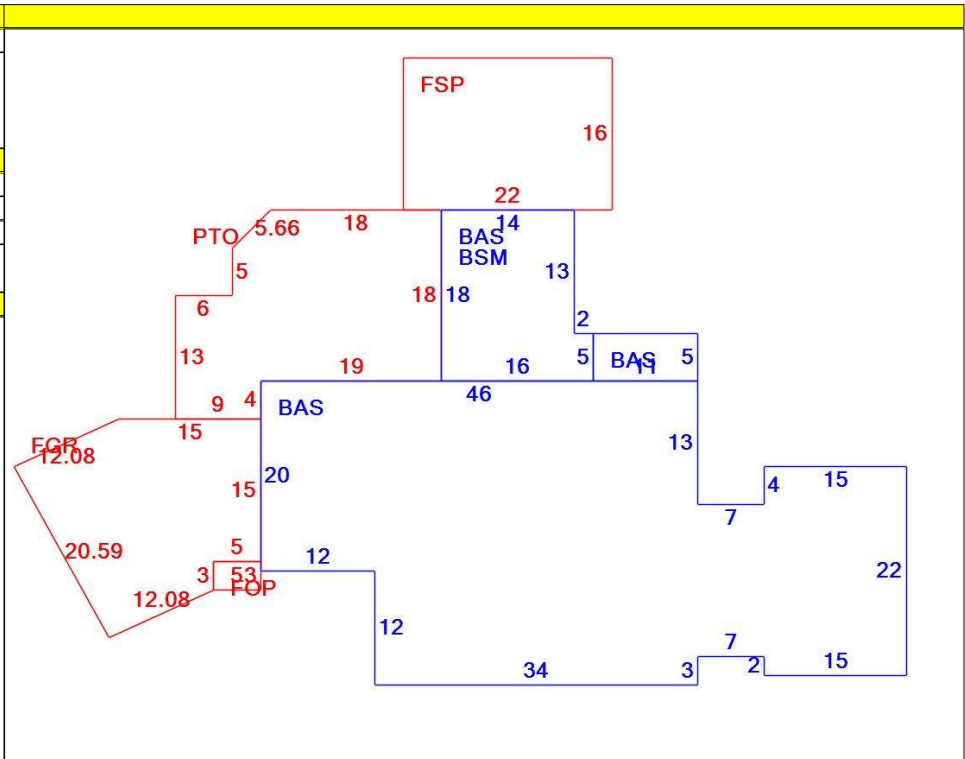


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | | | |
|-----------------------------|------------|-------------------------|-------------|-------------------|------------|-------------|------------------------|---|---------|-------------------------------|-----------|-------------------------|------------------|---|---------|------------|---------------------------|---------|----------|------|------|----------|
| LOMBARDO PAUL | | | | 0 | Water | 0 | Feeder | 0 | Good | Description | Code | Appraised | Assessed | | | | | | | | | |
| LOMBARDO SUSAN | | | | 0 | Septic | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 413,500 | 413,500 | | | | | | | | | |
| 46 MYRTLE ST | | | | | | 0 | Light | | | RES LAND | 1010 | 352,000 | 352,000 | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | RESIDNTL | 1010 | 43,700 | 43,700 | | | | | | | | | |
| DUXBURY MA 02332 | | Alt Prcl ID | | Cyclical | | 1 | | | | | | | | | | | | | | | | |
| | | Scnd Home | | Exemption | | | | | | | | | | | | | | | | | | |
| | | Tax Class T | | W | | | | | | | | | | | | | | | | | | |
| | | Tot Fin Area 2087 | | District | | | | | | | | | | | | | | | | | | |
| | | Total Acres .968 | | Res Exem | | | | | | | | | | | | | | | | | | |
| | | Chapter Lan | | | | | | | | | | | | | | | | | | | | |
| | | GIS ID F_859898_2855250 | | Assoc Pid# | | | | | | Total | | 809,200 | 809,200 | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U | | V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| LOMBARDO PAUL | | 51252 | 272 | 06-19-2019 | | Q | I | | | 670,000 | | 00 | | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| MCGRAIL JOSEPH | | 47658 | 0210 | 10-27-2016 | | Q | I | | | 585,000 | | 00 | | 2023 | 1010 | 445,200 | 2022 | 1010 | 388,200 | 2021 | 1010 | 382,700 |
| TAYLOR JAMES P & BARBARA | | 27076 | 0216 | 11-21-2003 | | Q | I | | | 695,000 | | 00 | | | 1010 | 366,000 | | 1010 | 301,500 | | 1010 | 252,000 |
| KNIES DAVID B & SUSAN N | | 19291 | 0100 | 01-25-2001 | | Q | I | | | 475,000 | | 00 | | | 1010 | 29,400 | | 1010 | 29,400 | | 1010 | 29,400 |
| | | Total | | | | | | | | | | | | Total | 840,600 | Total | 719,100 | Total | 664,100 | | | |
| 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) | | | | 413,500 | | | | | | | | |
| 0050 | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 43,700 | | | | | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | 352,000 | | | | | | | | |
| | | | | | | | | | | Special Land Value | | | | 0 | | | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 809,200 | | | | | | | | |
| | | | | | | | | | | Valuation Method | | | | C | | | | | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 809,200 | | | | | | | | |
| 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 | | | | | |
| 393 | 10-01-2001 | AD | Addition | 5,000 | 09-07-2002 | 100 | | 5X11 1 STY ADD | | | | 03-11-2020 | SJD | 9 | | 12 | Property Est. - No Access | | | | | |
| 12905 | 08-05-1993 | AD | Addition | 9,500 | 01-01-1994 | 100 | | 10X10 GUNITE SPA | | | | 06-02-2017 | SJD | 9 | | 01 | Measure - No Entry | | | | | |
| 12785 | 05-13-1993 | AD | Addition | 51,000 | 01-01-1994 | 100 | | 14X19KTCN/MSBDRM/SPR | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | | |
| | | | | | | | | | | | | 06-16-2004 | 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 | 0050 | 1.000 | | | 1.0000 | 8.75 | 350,000 | | | | | |
| 1 | 1010 | Single Family | RC | Residual | 0.056 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | 1.0000 | 0.82 | 2,000 | | | | | |
| Total Card Land Units | | | | | 0.97 | AC | Parcel Total Land Area | | | | | 0.97 | Total Land Value | | | | | 352,000 | | | | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | Bsmt Area | 262 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| Stories | 1 | | | | |
| 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 | 03 | Asphalt | Condo Flr | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 467,433 |
| Interior Floor 2 | | | Net Other Adj | | 24,795 |
| Heat Fuel | 02 | Oil | Replace Cost | | 492,229 |
| Heat Type | 04 | Forced Air-Duc | Year Built | | 1945 |
| AC Type | 03 | Central | Effective Year Built | | 2005 |
| Bedrooms | 3 | | Depreciation Code | | E |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 2 | | Depreciation % | | 16 |
| Total Rooms | 6 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 03 | Modern | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 84 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 413,500 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 05 | Conc Block | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 262 | | 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 |
| BRN3 | Barn - 1 St w/L | L | 800 | 52.00 | 1988 | A | 70 | B | 1.50 | 43,700 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 2,087 | 2,087 | 2,087 | 194.76 | 406,472 |
| BSM | Basement | 0 | 262 | 52 | 38.66 | 10,128 |
| FGR | Garage | 0 | 413 | 165 | 77.81 | 32,136 |
| FOP | Open Porch | 0 | 15 | 2 | 25.97 | 390 |
| FSP | Screened Porch | 0 | 352 | 70 | 38.73 | 13,633 |
| PTO | Patio | 0 | 478 | 24 | 9.78 | 4,674 |
| Ttl Gross Liv / Lease Area | | 2,087 | 3,607 | 2,400 | | 467,433 |

