

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------------|-------------------------|------------------------|------------|-------------|-------------|--------------------|------|-----------|-----------|
| BALBONI JOHN N | | | 0 Water | 0 Dead End | 0 Excellent | Description | Code | Appraised | Assessed |
| BALBONI KATHLEEN A | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 1,435,700 | 1,435,700 |
| PO BOX 1887 | | | | 0 Light | | RES LAND | 1010 | 1,662,400 | 1,662,400 |
| SUPPLEMENTAL DATA | | | | | | RESIDNTL | 1010 | 20,100 | 20,100 |
| DUXBURY MA 02331 | Alt Prcl ID | Cyclical Exemption W W | | | 8 | | | | |
| | Scnd Home | District Res Exem | | | | | | | |
| | Tax Class T | Assoc Pid# | | | | | | | |
| | Tot Fin Area 6173 | | | | | | | | |
| | Total Acres .76 | | | | | | | | |
| | Chapter Lan | | | | | | | | |
| | GIS ID F_881407_2840629 | | | | | | | | |
| | | | | | | Total | | 3,118,200 | 3,118,200 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|------|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|-----------|
| BALBONI JOHN N | 4533 | 0101 | 09-18-1978 | U | I | 90,000 | 1 | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | | 2023 | 1010 | 1,068,500 | 2022 | 1010 | 889,400 |
| | | | | | | | | | 1010 | 1,694,200 | | 1010 | 1,492,200 |
| | | | | | | | | | 1010 | 14,800 | | 1010 | 14,800 |
| | | | | | | | | Total | | 2,777,500 | Total | | 2,396,400 |
| | | | | | | | | Total | | | Total | | 2,055,500 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | |
|------------|------|-------------|-------------------|------|-------------|--------|
| Year | Code | Description | Amount | Code | Description | Number |
| | | | | | | |
| Total | | | 0.00 | | | |

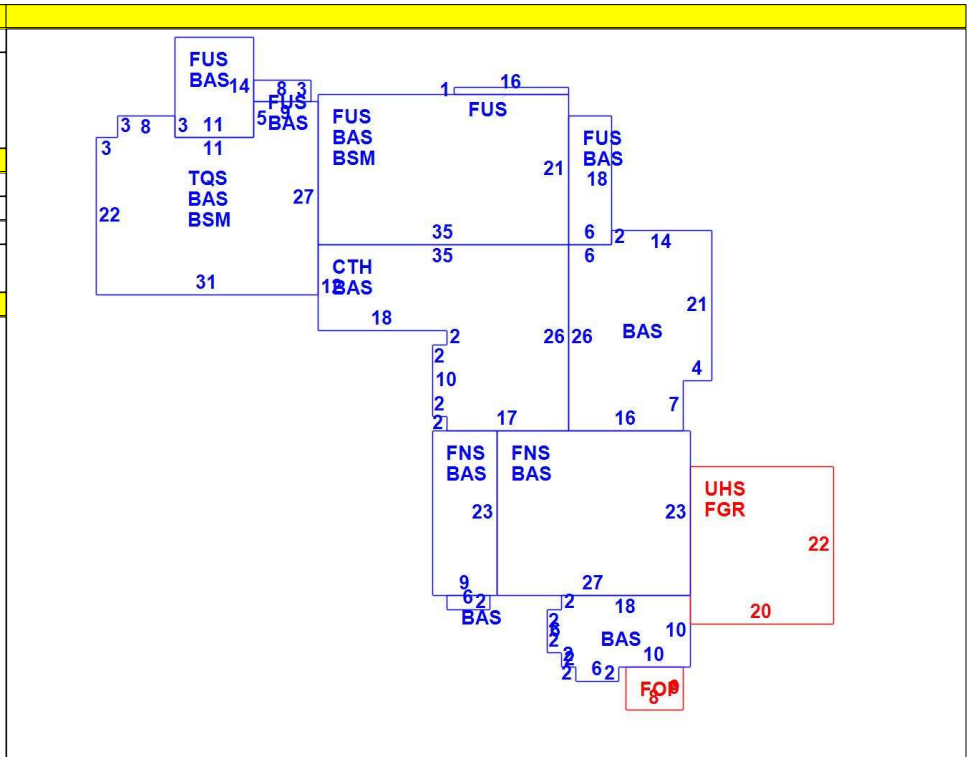
| ASSESSING NEIGHBORHOOD | | | VISIT / CHANGE HISTORY | | | |
|---|-----------|---|------------------------|-------|-----------|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | |
| 0090 | | | | | | |
| NOTES | | | | | | |
| FEP + 310 SF & 592 SF PATIOS LISTED | | | | | | |
| AS YARD ITEMS | | | | | | |
| This signature acknowledges a visit by a Data Collector or Assessor | | | | | | |
| APPRAISED VALUE SUMMARY | | | | | | |
| Appraised Bldg. Value (Card) | | | | | 1,435,700 | |
| Appraised Xf (B) Value (Bldg) | | | | | 0 | |
| Appraised Ob (B) Value (Bldg) | | | | | 20,100 | |
| Appraised Land Value (Bldg) | | | | | 1,662,400 | |
| Special Land Value | | | | | 0 | |
| Total Appraised Parcel Value | | | | | 3,118,200 | |
| Valuation Method | | | | | C | |
| Total Appraised Parcel Value | | | | | 3,118,200 | |

| 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 |
| BP-19-330 | 10-23-2019 | BP | | 16,000 | | 100 | | ROOF | 05-26-2020 | SJT | 5 | | 20 | Field Review |
| 304 | 11-14-2012 | AD | Addition | 42,000 | 08-02-2013 | 100 | | REMOVE DECK CONSTRUCT A | 01-20-2015 | SJD | 0 | 1 | 00 | Measure & Listed |
| 1 | 01-03-2011 | AD | Addition | 23,000 | | 100 | | 228' 1 STY MUDROOM | 08-02-2013 | BH | | | 00 | Measure & Listed |
| 75 | 05-29-2009 | AD | Addition | 113,000 | | 100 | | 2ND STY OVER ADDITIO | 04-22-2013 | AO | 6 | 6 | 30 | Quality Control |
| 5 | 01-26-2009 | AD | Addition | 100,000 | | 100 | | 364SQ' ADD ENCLPORCH | 04-12-2013 | VGS | | | 20 | Field Review |
| 4 | 01-26-2009 | NC | New Construct | 6,000 | | 100 | | 364SQ' FOUNDATION | 10-25-2012 | KP | 6 | | 30 | Quality Control |
| 20000402 | 10-22-2000 | AD | Addition | 18,500 | 07-17-2001 | 100 | | EXTEN TO FAMILY ROOM | 11-21-2011 | 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 | 33,106 | SF | 10.16 | 1.00000 | 5 | 1.00 | 0090 | 3.661 | WTR FRNT + CLUB | W150,ES90 | 1.3500 | 50.21 | 1,662,400 |
| Total Card Land Units | | | | | 0.76 | AC | Parcel Total Land Area | | | | | 0.76 | Total Land Value | | | | 1,662,400 |

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd | Description | Element | Cd | Description |
|------------------|------|----------------|--------------------------------|------|-------------|
| Style | 04 | Cape Cod | Bsmt Area | 1486 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 10 | Custom + | Unfin Area | 0.00 | Partial |
| Stories | 1.75 | | | | |
| 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 | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 09 | Pine/Soft Wood | | | 1,692,809 |
| Interior Floor 2 | | | Net Other Adj | | 58,015 |
| Heat Fuel | 03 | Gas | Replace Cost | | 1,750,824 |
| Heat Type | 05 | Hot Water | Year Built | | 1850 |
| AC Type | 01 | None | Effective Year Built | | 2003 |
| Bedrooms | 5 | | Depreciation Code | | E |
| Full Baths | 4 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 6 | | Depreciation % | | 18 |
| Total Rooms | 14 | | Functional Obsol | | |
| Bath Style | 03 | Modern | External Obsol | | |
| Kitchen Style | 03 | Modern | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 82 |
| Gas Fireplaces | 1 | | Cns Sect Rcnld | | 1,435,700 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1486 | | 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 |
|------|---------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| FEP | Enclosed Porc | L | 240 | 42.00 | 2009 | G | 85 | C | 1.00 | 8,600 |
| PTO | Patio | L | 902 | 15.00 | 2009 | G | 85 | C | 1.00 | 11,500 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-----------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 4,014 | 4,014 | 4,014 | 241.24 | 968,353 |
| BSM | Basement | 0 | 1,486 | 297 | 48.22 | 71,649 |
| CTH | Cathedral Ceiling | 0 | 678 | 68 | 24.20 | 16,405 |
| FGR | Garage | 0 | 440 | 176 | 96.50 | 42,459 |
| FNS | Finished 90% Story | 745 | 828 | 745 | 217.06 | 179,727 |
| FOP | Open Porch | 0 | 48 | 7 | 35.18 | 1,689 |
| FUS | Finished Upper Story | 1,037 | 1,037 | 1,037 | 241.24 | 250,170 |
| TQS | Three Quarter Story | 563 | 751 | 563 | 180.85 | 135,820 |
| UHS | Unfinished Half Story | 0 | 440 | 110 | 60.31 | 26,537 |
| Ttl Gross Liv / Lease Area | | 6,359 | 9,722 | 7,017 | | 1,692,809 |

