

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | | |
|---------------------------|--|--------------------------|-----------|-------------|----------|--------------------|----------|-------------|---------|-----------|----------|---------------------|--|
| VIOLANDI CHRISTOPHER J TT | | 0 | Water | 0 | Two-Way | 0 | Average | Description | Code | Appraised | Assessed | | |
| VIOLANDI ROBIN M TT | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 577,900 | 577,900 | | |
| 15 SUNSET RD | | SUPPLEMENTAL DATA | | | | | RES LAND | 1010 | 884,300 | 884,300 | 905 | | |
| DUXBURY MA 02332 | | Alt Prcl ID | | Cyclical | | 8 | | RESIDNTL | 1010 | 12,100 | 12,100 | DUXBURY, MA | |
| | | Scnd Home | | Exemption | | | | | | | | VISION | |
| | | Tax Class T | | W | | | | | | | | | |
| | | Tot Fin Area 2250 | | District | | | | | | | | | |
| | | Total Acres .16 | | Res Exem | | | | | | | | | |
| | | Chapter Lan | | Assoc Pid# | | | | | | | | | |
| | | GIS ID F_880798_2841886 | | | | | | Total | | | | 1,474,300 1,474,300 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|---------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|-------|-----------|----------|---------|-------|----------|------|------|----------|
| VIOLANDI CHRISTOPHER J TT | | 56058 | 179 | 11-22-2021 | U | I | 100 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| VIOLANDI CHRISTOPHER J | | 11444 | 0180 | 11-23-1992 | Q | I | 165,000 | 00 | 2023 | 1010 | 443,800 | 2022 | 1010 | 407,500 | 2021 | 1010 | 369,200 |
| | | | | | | | | | | 1010 | 734,900 | | 1010 | 497,500 | | 1010 | 471,300 |
| | | | | | | | | | | 1010 | 8,800 | | 1010 | 8,800 | | 1010 | 8,800 |
| | | Total | | | | | | | Total | 1,187,500 | Total | 913,800 | Total | 849,300 | | | |

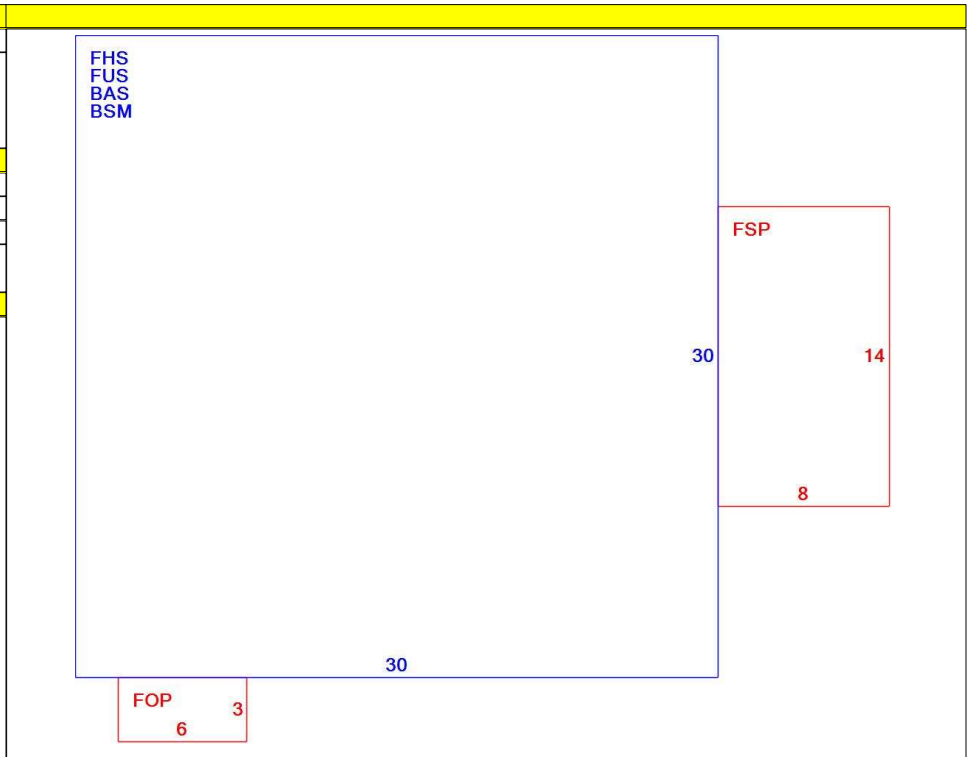
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount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

| ASSESSING NEIGHBORHOOD | | | | APPRAISED VALUE SUMMARY | | | | | | | | |
|------------------------|-----------|---|--|-------------------------|--|-------|--|-------------------------------|--|--|--|-----------|
| Nbhd | Nbhd Name | B | | Tracing | | Batch | | | | | | |
| 0090 | | | | | | | | | | | | |
| NOTES | | | | | | | | Appraised Bldg. Value (Card) | | | | 577,900 |
| | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 |
| | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 12,100 |
| | | | | | | | | Appraised Land Value (Bldg) | | | | 884,300 |
| | | | | | | | | Special Land Value | | | | 0 |
| | | | | | | | | Total Appraised Parcel Value | | | | 1,474,300 |
| | | | | | | | | Valuation Method | | | | C |
| | | | | | | | | Total Appraised Parcel Value | | | | 1,474,300 |

| 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 |
| 20010074 | 03-12-2001 | RM | Remodel | 12,000 | 08-24-2002 | 100 | | FINISH PLAYRM&BATH | | 09-19-2017 | JLF | 2 | | 20 | Field Review |
| 20010026 | 01-25-2001 | MN | Maintenance | 3,000 | 08-24-2002 | 100 | | RESHINGLE 3 SIDES | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 04-07-2008 | BSB | | | 07 | Measure - Info @ Door |

| 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 | 6,970 | SF | 34.66 | 1.00000 | 5 | 1.00 | 0090 | 3.661 | | | 1.0000 | 126.87 | 884,300 |
| Total Card Land Units | | | | | 0.16 | AC | Parcel Total Land Area | | | | | 0.16 | Total Land Value | | | 884,300 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 900 | |
| Model | 01 | Residential | Bsmt Type | 00 | |
| Grade | 08 | Excellent | Unfin Area | 0.00 | N/A |
| Stories | 2 | | CONDO DATA | | |
| Occupancy | 1 | | Parcel Id | | C |
| Exterior Wall 1 | 14 | Wood Shingle | | | B |
| Exterior Wall 2 | | | | | S |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 650,024 |
| Interior Floor 2 | | | Net Other Adj | | 54,775 |
| Heat Fuel | 02 | Oil | Replace Cost | | 704,798 |
| Heat Type | 05 | Hot Water | Year Built | | 1925 |
| AC Type | 01 | None | Effective Year Built | | 2003 |
| Bedrooms | 4 | | Depreciation Code | | E |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 18 |
| Total Rooms | 7 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 1 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 82 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 577,900 |
| Sq Ft Fin Bsmt | 600 | | Dep % Ovr | | |
| FBM Quality | 04 | Above Average | Dep Ovr Comment | | |
| Foundation | 05 | Conc Block | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 900 | | 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 |
| FGR1 | Garage - 1 Sto | L | 216 | 52.00 | 1970 | A | 70 | C | 1.00 | 7,900 |
| PTO | Patio | L | 400 | 15.00 | 2000 | A | 70 | C | 1.00 | 4,200 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 900 | 900 | 900 | 264.78 | 238,298 |
| BSM | Basement | 0 | 900 | 180 | 52.96 | 47,660 |
| FHS | Finished Half Story | 450 | 900 | 450 | 132.39 | 119,149 |
| FOP | Open Porch | 0 | 18 | 3 | 44.13 | 794 |
| FSP | Screened Porch | 0 | 112 | 22 | 52.01 | 5,825 |
| FUS | Finished Upper Story | 900 | 900 | 900 | 264.78 | 238,298 |
| Ttl Gross Liv / Lease Area | | 2,250 | 3,730 | 2,455 | | 650,024 |



15 SUNSET RD

