

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | |
|---|--|-------------------|-----------|----------------------|----------|--------------------|---------|-------------|--------|------------------------|-----------|
| KANE CHRISTOPHER E KANE KATHERINE A 173 CHESTNUT ST DUXBURY MA 02332 | | 0 | Water | 0 | Arterial | 0 | Average | Description | Code | Appraised | Assessed |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 839,600 | 839,600 |
| | | SUPPLEMENTAL DATA | | Cyclical Exemption W | | 7 | Heavy | RES LAND | 1010 | 404,200 | 404,200 |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3193 Total Acres .42 Chapter Lan GIS ID F_875645_2835340 | | District Res Exem | | Assoc Pid# | RESIDNTL | | 1010 | 11,900 | 11,900 | 905 DUXBURY, MA | |
| Total | | | | | | | | | | 1,255,700 | 1,255,700 |

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|-----------------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|------|-----------|----------|---------|---------|----------|------|---------|----------|
| KANE CHRISTOPHER E | | 43802 | 0209 | 11-07-2013 | Q | I | 762,500 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| KRAHMER CHARLES H & NANCY H | | 17100 | 0260 | 01-29-1999 | Q | I | 375,000 | 00 | 2023 | 1010 | 635,600 | 2022 | 1010 | 519,900 | 2021 | 1010 | 490,600 |
| | | | | | | | | | 1010 | 433,400 | | 1010 | 280,800 | | 1010 | 264,600 | |
| | | | | | | | | | 1010 | 8,600 | | 1010 | 8,600 | | 1010 | 900 | |
| Total | | | | | | | | | | 1,077,600 | Total | 809,300 | Total | 756,100 | | | |

| 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 | | | | | | | | | | APPROAISED VALUE SUMMARY | | | | | | | |
|------------------------|-----------|---|---------|-------|------------------------------|--|--|--|--|-------------------------------|--|--|-------------------------------|--|-----------------------------|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | Appraised Bldg. Value (Card) | | | | | Appraised Xf (B) Value (Bldg) | | | Appraised Ob (B) Value (Bldg) | | Appraised Land Value (Bldg) | | |
| 0060 | | | | | | | | | | 0 | | | 11,900 | | 404,200 | | |

| NOTES | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|------------------------------|-----|------|----|----|---------------------------|--|--|
| 5/18/2022 Pool not done this year per homeowner. | | | | | | | | | | Date | Id | Type | Is | Cd | Purpose/Result | | |
| | | | | | | | | | | 05-18-2021 | SJT | 5 | | 12 | Property Est. - No Access | | |
| | | | | | | | | | | 04-11-2014 | SJD | 9 | | 01 | Measure - No Entry | | |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| | | | | | | | | | | 08-09-2003 | KP | | 1 | 00 | Measure & Listed | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | 1,255,700 | | |
| | | | | | | | | | | Valuation Method | | | | | C | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | 1,255,700 | | |

| 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 | | |
| BPO-21-443 | 12-22-2021 | NC | New Construct | 56,500 | | 0 | | 18X36X8 INGRND VINYL POOL | | 05-18-2021 | SJT | 5 | | 12 | Property Est. - No Access | | |
| BPO-20-323 | 11-17-2020 | RM | Remodel | 65,500 | 04-06-2021 | 100 | 12-22-2020 | Renovate Kitchen Area. Remove WOOD SIDING | | 04-11-2014 | SJD | 9 | | 01 | Measure - No Entry | | |
| 2014-186 | 09-17-2014 | MN | Maintenance | 5,000 | | 100 | | | | 04-12-2013 | VGS | | | 20 | Field Review | | |
| 2013-209 | 11-13-2013 | RM | Remodel | 10,000 | | 100 | | RENOVATE EXISTING MASTER ROOF | | 08-09-2003 | KP | | 1 | 00 | Measure & Listed | | |
| 172 | 10-06-2011 | MN | Maintenance | 6,820 | | 100 | | | | | | | | | | | |
| 9 | 01-07-2002 | AD | Addition | 13,200 | 08-09-2003 | 100 | | 10x10 & 10x12 ADD | | | | | | | | | |
| 12610 | 11-13-1992 | AD | Addition | 35,500 | 01-01-1994 | 100 | | 2 STY ADDN 17X21X24 | | | | | | | | | |

| 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 | 18,295 | SF | 16.48 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | 1.0000 | 22.09 | 404,200 |
| Total Card Land Units | | | | | 0.42 | AC | Parcel Total Land Area | | | | | 0.42 | Total Land Value | | | 404,200 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 1689 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 07 | Very Good | Unfin Area | 0.00 | Full |
| Stories | 1.85 | | | | |
| 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 | 4 | | | | |
| Full Baths | 3 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 2 | | | | |
| Total Rooms | 9 | | | | |
| Bath Style | 03 | Modern | | | |
| Kitchen Style | 03 | Modern | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 1 | | | | |
| Sq Ft Fin Bsmt | 1059 | | | | |
| FBM Quality | 03 | Average | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 1689 | | | | |

CONDO DATA

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

COST / MARKET VALUATION

| | |
|--------------------------|---------|
| Net Other Adj | 876,380 |
| Replace Cost | 77,720 |
| Year Built | 1940 |
| Effective Year Built | 2009 |
| Depreciation Code | R |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 12 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 88 |
| Cns Sect Rcnd | 839,600 |
| 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SHD1 | Shed | L | 96 | 21.00 | 2000 | A | 70 | C | 1.00 | 1,400 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2018 | G | 85 | C | 1.00 | 10,500 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,787 | 1,787 | 1,787 | 233.33 | 416,957 |
| BSM | Basement | 0 | 1,689 | 338 | 46.69 | 78,865 |
| DCK | Deck | 0 | 159 | 16 | 23.48 | 3,733 |
| FGR | Garage | 0 | 400 | 160 | 93.33 | 37,332 |
| FNS | Finished 90% Story | 734 | 816 | 734 | 209.88 | 171,263 |
| FUS | Finished Upper Story | 698 | 698 | 698 | 233.33 | 162,863 |
| PTO | Patio | 0 | 450 | 23 | 11.93 | 5,367 |
| Ttl Gross Liv / Lease Area | | 3,219 | 5,999 | 3,756 | | 876,380 |

