

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------------|--|--|------------|-------------|---|--------------------|---------|-----------|----------|
| TUFANKJIAN CHERYL J TT | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed |
| 74 DEPOT ST REALTY TRUST | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 106,400 | 106,400 |
| 389 KING CAESAR RD | | SUPPLEMENTAL DATA | | | 0 Heavy | RES LAND | 1010 | 414,800 | 414,800 |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 877 Total Acres .28 Chapter Lan | | | Cyclical 9 Exemption W District Res Exem | RESIDNTL | 1010 | 3,800 | 3,800 |
| GIS ID F_877734_2835642 | | Assoc Pid# | | | Total | | 525,000 | 525,000 | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|------|---------|----------|
| TUFANKJIAN CHERYL J TT | | 42479 0286 | 12-31-2012 | U | I | 130,000 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| TUFANKJIAN CHARLES JR | | 7037 0305 | 08-18-1986 | Q | I | | | 2023 | 1010 | 114,800 | 2022 | 1010 | 99,800 |
| | | | | | | | | | 1010 | 491,600 | | 1010 | 379,400 |
| | | | | | | | | | 1010 | 2,600 | | 1010 | 2,600 |
| | | Total | | | | | | 609,000 | | Total | | 481,800 | |
| | | | | | | | | Total | | Total | | 430,700 | |

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

This signature acknowledges a visit by a Data Collector or Assessor

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 106,400 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 3,800 |
| Appraised Land Value (Bldg) | 414,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 525,000 |
| Valuation Method | C |
| Total Appraised Parcel Value | 525,000 |

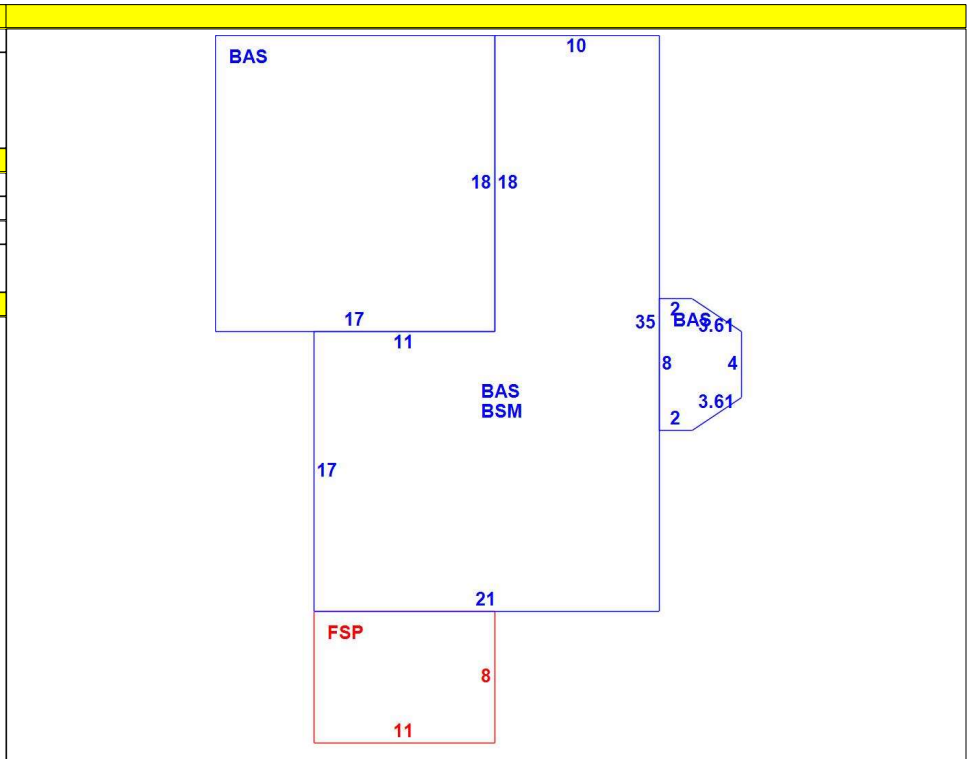
| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0080 | | | |

| NOTES | | | | | | | | | |
|-------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| 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 |
| QPO-21-28 | 11-03-2021 | MN | Maintenance | 9,300 | | 100 | 11-03-2021 | STRIP & REROOF | 04-12-2013 | VGS | | | 20 | Field Review |
| 2015-187 | 08-17-2015 | RM | Remodel | 4,000 | | 100 | | REPLACE 12 WINDOWS, REPA | 06-06-2008 | BSB | | 1 | 00 | Measure & Listed |
| 2015-17 | 01-21-2015 | MS | Miscellaneous | 1,000 | | 100 | | REMOVE BATHROOM WINDO | | | | | | |

| 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 | 12,197 SF | 22.63 | 1.00000 | 5 | 1.00 | 0080 | 1.503 | | 1.0000 | 34.01 | 414,800 |
| Total Card Land Units | | | | | 0.28 AC | Parcel Total Land Area | | | | | 0.28 | Total Land Value | | | 414,800 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | Bsmt Area | 537 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 03 | Average | 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 | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 153,867 |
| Interior Floor 2 | | | Net Other Adj | | 5,000 |
| Heat Fuel | 03 | Gas | Replace Cost | | 158,867 |
| Heat Type | 05 | Hot Water | Year Built | | 1919 |
| AC Type | 01 | None | Effective Year Built | | 1988 |
| Bedrooms | 2 | | Depreciation Code | | A |
| Full Baths | 1 | | Remodel Rating | | |
| Half Baths | 0 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 33 |
| Total Rooms | 4 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 0 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 67 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 106,400 |
| 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 | 537 | | 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 | 261 | 21.00 | 1980 | A | 70 | C | 1.00 | 3,800 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 877 | 877 | 877 | 153.56 | 134,672 |
| BSM | Basement | 0 | 537 | 107 | 30.60 | 16,431 |
| FSP | Screened Porch | 0 | 88 | 18 | 31.41 | 2,764 |
| Ttl Gross Liv / Lease Area | | 877 | 1,502 | 1,002 | | 153,867 |



74 DEPOT ST

