

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|---|------------|-------------|-----------|--------------------|---------|-----------|----------|------------------------|
| MONIRI SHAWN R | | | 0 Water | 0 Feeder | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| 791 KEENE ST | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 300,600 | 300,600 | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 357,400 | 357,400 | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1653 Total Acres 1.128 Chapter Lan GIS ID F_859991_2855485 | | Cyclical 1 Exemption W District Res Exem Assoc Pid# | | | RESIDNTL | 1010 | 11,900 | 11,900 | | |
| | | | | | | | Total | 669,900 | 669,900 | |

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|-------|--------------------------------|-------|----------|-------|---------|----------|
| MONIRI SHAWN R | | 20305 0045 | 08-02-2001 | Q | I | 330,000 | 00 | Year | Code | Assessed | Year | Code | Assessed |
| OUELLETTE DANIEL J | | 16887 0184 | 12-01-1998 | Q | I | 228,000 | 00 | 2023 | 1010 | 240,400 | 2022 | 1010 | 219,800 |
| | | | | | | | | | 1010 | 371,700 | | 1010 | 305,400 |
| | | | | | | | | | 1010 | 900 | | 1010 | 900 |
| | | | | | | | Total | 613,000 | Total | 526,100 | Total | 440,400 | |

| 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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0050 | | | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 300,600 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 11,900 |
| Appraised Land Value (Bldg) | 357,400 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 669,900 |
| Valuation Method | C |
| Total Appraised Parcel Value | 669,900 |

| 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 |
| 183 | 10-19-2011 | MN | Maintenance | 1,500 | 06-30-2012 | 100 | | | 10-18-2022 | SJT | 10 | | 07 | Measure - Info @ Door |
| 146 | 08-25-2011 | MN | Maintenance | 21,300 | | 100 | | WINDOWS | 04-12-2013 | VGS | | | 20 | Field Review |
| 84 | 03-16-2005 | MN | Maintenance | 2,550 | | 100 | | REPL 5 WINDOWS | 09-12-2007 | BSB | | | 01 | Measure - No Entry |

| 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 | 0.211 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.81 | 7,400 |
| Total Card Land Units | | | | | 1.13 AC | Parcel Total Land Area | | | | | 1.13 | Total Land Value | | | 357,400 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 02 | Split-Level | Bsmt Area | 1685 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 03 | Average | Unfin Area | 0.00 | Partial |
| Stories | 1 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | 20 | Brick/Masonry | | | B 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 | | | |
| Interior Floor 2 | | | Net Other Adj | | 381,642 |
| Heat Fuel | 02 | Oil | Replace Cost | | 411,793 |
| Heat Type | 05 | Hot Water | Year Built | | 1977 |
| AC Type | 01 | None | Effective Year Built | | 1994 |
| Bedrooms | 3 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 27 |
| Total Rooms | 6 | | 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 | | 73 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 300,600 |
| Sq Ft Fin Bsmt | 522 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 2 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1685 | | 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 | 1982 | A | 70 | C | 1.00 | 1,400 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2015 | 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 | 1,653 | 1,653 | 1,653 | 176.36 | 291,523 |
| BSM | Basement | 0 | 1,685 | 337 | 35.27 | 59,433 |
| CAN | Canopy | 0 | 200 | 20 | 17.64 | 3,527 |
| FEP | Finished Enclosed Porch | 0 | 256 | 154 | 106.09 | 27,159 |
| Ttl Gross Liv / Lease Area | | 1,653 | 3,794 | 2,164 | | 381,642 |

