

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT									
HERNDON MARK L & CALISTA M TT 23 FRIENDSHIP LANE TRUST 23 FRIENDSHIP LN			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA			
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,057,400	1,057,400				
			SUPPLEMENTAL DATA			0	Light	0	Average	RES LAND	1010	3,526,000		3,526,000		
DUXBURY MA 02332			Alt Prcl ID			Cyclical			9		RESIDNTL		1010	27,500	27,500	VISION
			Scnd Home			Exemption			W		W					
			Tax Class T			District			Res Exem							
			Tot Fin Area 3638			Chapter Lan										
Total Acres 1.208			GIS ID F_880844_2836624			Assoc Pid#										
									Total		4,610,900	4,610,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HERNDON MARK L & CALISTA M TT	37797	0331	10-09-2009	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NANCY R HERNDON 2000 RESIDENCE	18901	0344	09-22-2000	U	I	10	1F	2023	1010	799,000	2022	1010	672,900	2021	1010	626,200
									1010	3,075,800		1010	2,663,300		1010	2,249,600
									1010	19,900		1010	19,900		1010	19,900
								Total		3,894,700	Total		3,356,100	Total		2,895,700

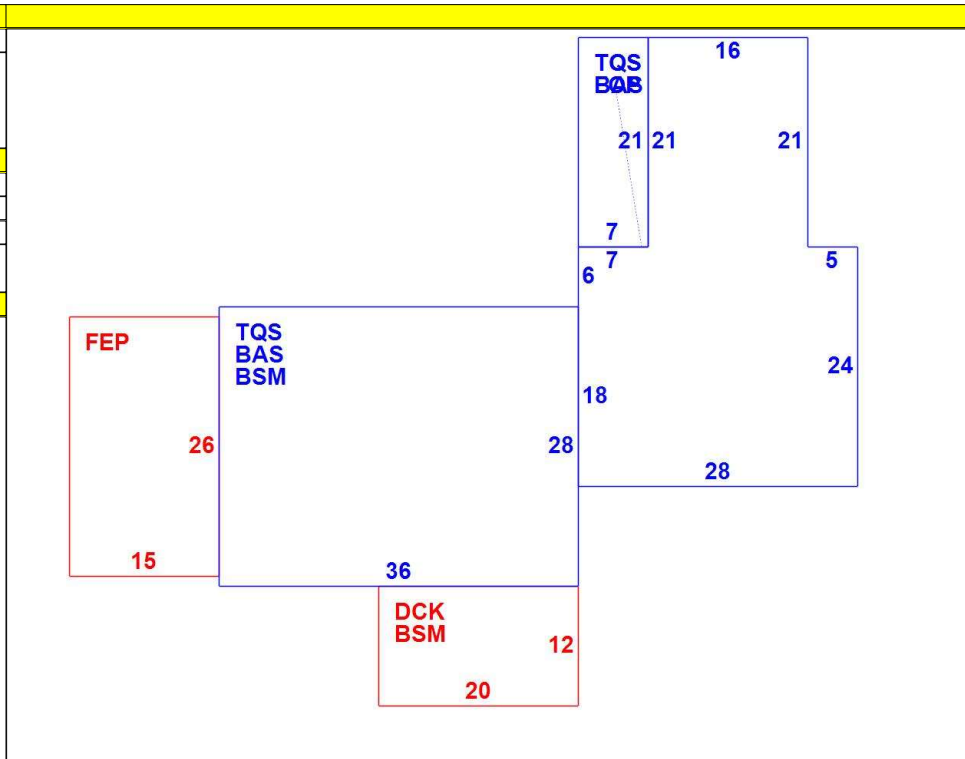
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total	0.00												

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0090					Appraised Bldg. Value (Card)				1,057,400		
					Appraised Xf (B) Value (Bldg)				0		
					Appraised Ob (B) Value (Bldg)				27,500		
					Appraised Land Value (Bldg)				3,526,000		
					Special Land Value				0		
					Total Appraised Parcel Value				4,610,900		
					Valuation Method				C		
					Total Appraised Parcel Value				4,610,900		

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
QPO-22-24	10-17-2022	MN	Maintenance	28,600		100	10-17-2022	REPLACE ROOF OVER HOME		04-12-2013	VGS			20	Field Review
										08-05-2008	BSB		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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661		W275	2.7500	88.10	3,523,900
1	1010	Single Family	WP	Undevelop	0.290	AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	2,100
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value			3,526,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1248	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	10	Wood Shingle			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood			Factor%
Interior Floor 2			Condo Flr		
Heat Fuel	03	Gas	Condo Unit		
Heat Type	05	Hot Water	COST / MARKET VALUATION		
AC Type	01	None	Net Other Adj		1,191,516
Bedrooms	4		Replace Cost		97,990
Full Baths	4		Year Built		1,289,507
Half Baths	0		Effective Year Built		1890
Extra Fixtures	1		Depreciation Code		2003
Total Rooms	8		Remodel Rating		E
Bath Style	02	Average	Year Remodeled		18
Kitchen Style	02	Average	Depreciation %		18
Extra Kitchens	0		Functional Obsol		
Fireplaces	2		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplaces	0		Condition		
Sq Ft Fin Bsmt	1000		Condition %		
FBM Quality	04	Above Average	Percent Good		82
Foundation	06	Poured Conc	Cns Sect Rcnld		1,057,400
Bsmt Garage	0		Dep % Ovr		
Bsmt Area	1248		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
FGR2	Garage - 1 St	L	576	63.00	1970	A	70	C	1.00	25,400
SHD1	Shed	L	144	21.00	1970	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,016	2,016	2,016	285.87	576,319
BSM	Basement	0	1,248	250	57.27	71,468
DCK	Deck	0	240	24	28.59	6,861
FEP	Finished Enclosed Porch	0	390	234	171.52	66,894
FOP	Open Porch	0	147	22	42.78	6,289
TQS	Three Quarter Story	1,622	2,163	1,622	214.37	463,685
Ttl Gross Liv / Lease Area		3,638	6,204	4,168		1,191,516

