

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------|--|---------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------------------------------------------------------------|--------------------|-----------|-----------|----------|
| UPSON STEPHEN F TT | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed |
| NELSON ERIKA L TT | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 591,500 | 591,500 |
| 58 BAY VIEW RD | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 429,700 | 429,700 | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1738 Total Acres .47 Chapter Lan GIS ID F_876082_2834178 | | | Cyclical 7 Exemption W District Res Exem Assoc Pid# | | | | |
| | | | | | | Total | 1,021,200 | 1,021,200 | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
|---------------------|--|-------------|-----------|------------|-----|------------|---------|--------------------------------|---------|-------|----------|------|------|----------|
| UPSON STEPHEN F TT | | LCC | 132225 | 06-28-2021 | U | I | 100 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| UPSON STEPHEN F | | 43195 | 0025 | 06-12-2013 | U | I | 410,000 | 1 | 2023 | 1010 | 445,700 | 2022 | 1010 | 370,900 |
| SMITH LAURENCE H | | 8861 | 0343 | 12-02-1988 | Q | I | 160,000 | 00 | | 1010 | 419,500 | 2021 | 1010 | 361,600 |
| | | | | | | Total | 865,200 | Total | 732,500 | Total | 621,500 | | | |

| 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 |
| 0070 | | | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card) | 591,500 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 429,700 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 1,021,200 |
| Valuation Method | C |
| Total Appraised Parcel Value | 1,021,200 |

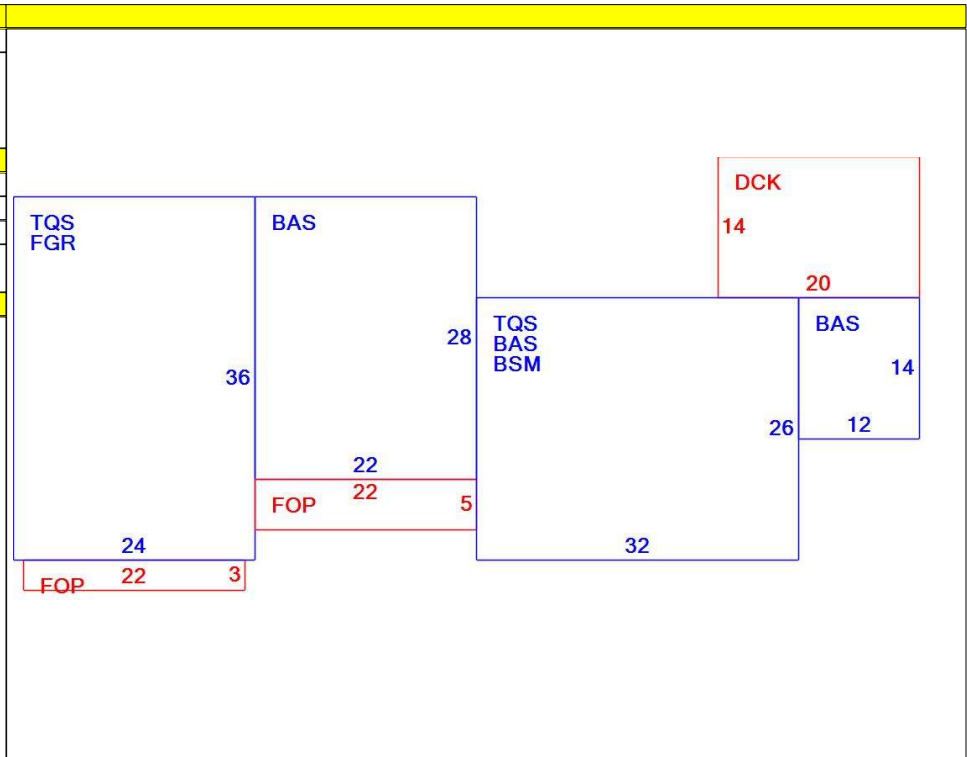
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
|------------------------|------------|------|---------------|---------|------------|--------|-----------|----------------------------|------------|-----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result |
| 2017-158 | 05-11-2017 | MS | Miscellaneous | 4,200 | 05-16-2018 | 100 | | INSTALL 1 GAS FIRED HVAC S | 09-17-2018 | SJD | | | 20 | Field Review |
| 2017-20 | 01-24-2017 | AD | Addition | 234,000 | 05-16-2018 | 100 | | CONSTRUCT A ONE STY ADDI | 05-16-2018 | JLF | 5 | 1 | 07 | Measure - Info @ Door |
| 2016-243 | 07-21-2016 | BP | Bldg Permit | 126,000 | 05-30-2017 | 100 | | CONSTRUCT A 14' X 20' DECK | 05-30-2017 | JLF | 5 | | 01 | Measure - No Entry |
| 2016-33 | 03-09-2016 | RM | Remodel | 25,000 | 05-30-2017 | 100 | | REMODEL EXISTING 1ST FLO | 07-15-2015 | JLF | 5 | | 00 | Measure & Listed |
| 2013-302 | 12-16-2013 | RM | Remodel | 50,000 | 07-15-2015 | 100 | | RM 2ND LEVEL CREATING 2 B | 04-14-2014 | SJD | 9 | | 01 | Measure - No Entry |
| | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | 08-14-1999 | REC | | 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 | 20,473 | SF | 15.11 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | 1.0000 | 20.99 | 429,700 |
| Total Card Land Units | | | | | 0.47 | AC | Parcel Total Land Area | | | | | 0.47 | Total Land Value | | | 429,700 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 832 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Partial |
| Stories | 1.75 | | | | |
| 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 | 3 | | | | |
| Full Baths | 3 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 1 | | | | |
| Total Rooms | 6 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 0 | | | | |
| FBM Quality | | | | | |
| Foundation | 05 | Conc Block | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 832 | | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| | 743,883 |
| Net Other Adj | 24,360 |
| Replace Cost | 768,243 |
| Year Built | 1944 |
| Effective Year Built | 1998 |
| Depreciation Code | VG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 23 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 77 |
| Cns Sect Rcnd | 591,500 |
| 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,616 | 1,616 | 1,616 | 215.37 | 348,035 |
| BSM | Basement | 0 | 832 | 166 | 42.97 | 35,751 |
| DCK | Deck | 0 | 280 | 28 | 21.54 | 6,030 |
| FGR | Garage | 0 | 864 | 346 | 86.25 | 74,518 |
| FOP | Open Porch | 0 | 176 | 26 | 31.82 | 5,600 |
| TQS | Three Quarter Story | 1,272 | 1,696 | 1,272 | 161.53 | 273,949 |
| Ttl Gross Liv / Lease Area | | 2,888 | 5,464 | 3,454 | | 743,883 |

