

| CURRENT OWNER   |  | TOPO | UTILITIES | STRT / ROAD   | LOCATION | CURRENT ASSESSMENT |         |             |      |           |          |  |
|---|--|------|-----------|---|----------|--------------------|---------|-------------|------|-----------|----------|--|
| LAWLER CHRISTOPHER D<br>MATTIES TAYLOR P<br>77 BLODGETT AVE<br><br>DUXBURY MA 02332                                       |  | 0    | Water     | 0   | Two-Way  | 0                  | Average | Description | Code | Appraised | Assessed |  |
|   |  | 0    | No Sewer  | 0   | Paved    | 0                  | Average | RESIDENTL   | 1010 | 285,100   | 285,100  |  |
|   |  |      |           | 0   | Medium   |                    |         | RES LAND    | 1010 | 449,700   | 449,700  |  |
| <b>SUPPLEMENTAL DATA</b>  |  |      |           |   |          |                    |         |             |      |           |          |  |
| Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2216<br>Total Acres .59<br>Chapter Lan<br>GIS ID F_876492_2834616 |  |      |           | Cyclical 7<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# |          |                    |         | Total       |      | 734,800   | 734,800  |  |

905  
 DUXBURY, MA  
**VISION**

| RECORD OF OWNERSHIP                      |       | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |       |      |          |
|--|-------|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| LAWLER CHRISTOPHER D<br>COLLINS THOMAS F | 56508 | 147         | 03-02-2022 | Q   | I   | 750,263    | 00 | Year                           | Code | Assessed | Year  | Code | Assessed | Year  | Code | Assessed |
|  | LCC   | 60928       | 10-13-1978 | U   | I   | 66,000     | 1  | 2023                           | 1010 | 212,700  | 2022  | 1010 | 177,300  | 2021  | 1010 | 178,800  |
|  |       |             |            |     |     |            |    |                                | 1010 | 439,000  |       | 1010 | 371,600  |       | 1010 | 279,400  |
|  |       |             |            |     |     |            |    | Total                          |      | 651,700  | Total |      | 548,900  | Total |      | 458,200  |

| EXEMPTIONS |      |             | OTHER ASSESSMENTS |      |             |        |        | APPRAISED VALUE SUMMARY |   |  |  |  |  |
|------------|------|-------------|-------------------|------|-------------|--------|--------|-------------------------|---|--|--|--|--|
| Year       | Code | Description | Amount            | Code | Description | Number | Amount | Comm Int                | This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | <b>APPRAISED VALUE SUMMARY</b>                                      |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Appraised Bldg. Value (Card) 285,100                                |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Appraised Xf (B) Value (Bldg) 0                                     |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Appraised Ob (B) Value (Bldg) 0                                     |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Appraised Land Value (Bldg) 449,700                                 |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Special Land Value 0  |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Total Appraised Parcel Value 734,800                                |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Valuation Method C  |  |  |  |  |
|            |      |             |                   |      |             |        |        |                         | Total Appraised Parcel Value 734,800                                |  |  |  |  |

| 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     |
|                        |            |      |             |        |           |        |           |          |  | 03-11-2021             | SJD | 10   | 1  | 01 | Measure - No Entry |
|                        |            |      |             |        |           |        |           |          |  | 09-17-2018             | SJD |      |    | 20 | Field Review       |
|                        |            |      |             |        |           |        |           |          |  | 04-12-2013             | VGS |      |    | 20 | Field Review       |
|                        |            |      |             |        |           |        |           |          |  | 11-21-2006             | KP  |      | 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   | 25,700     | SF         | 12.60                  | 1.00000    | 5     | 1.00  | 0070      | 1.389 |                     | 1.0000     | 17.50      | 449,700 |
| Total Card Land Units       |          |               |      |           | 0.59       | AC         | Parcel Total Land Area |            |       |       |           | 0.59  | Total Land Value    |            |            | 449,700 |

| CONSTRUCTION DETAIL |      |                | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element             | Cd   | Description    | Element                         | Cd   | Description |
| Style               | 04   | Cape Cod       | Bsmt Area                       | 1008 |             |
| Model               | 01   | Residential    | Bsmt Type                       | 03   |             |
| Grade               | 03   | Average        | Unfin Area                      | 0.00 | Partial     |
| Stories             | 1.75 |                |                                 |      |             |
| Occupancy           | 1    |                | <b>CONDO DATA</b>               |      |             |
| Exterior Wall 1     | 11   | Clapboard      | Parcel Id                       |      | C           |
| Exterior Wall 2     |      |                |                                 |      | B           |
| Roof Structure      | 02   | Shed           | Adjust Type                     | Code | Description |
| Roof Cover          | 03   | Asphalt        | Condo Flr                       |      | Factor%     |
| Interior Wall 1     | 05   | Drywall        | Condo Unit                      |      |             |
| Interior Wall 2     |      |                | <b>COST / MARKET VALUATION</b>  |      |             |
| Interior Floor 1    | 12   | Hardwood       |                                 |      | 396,930     |
| Interior Floor 2    |      |                | Net Other Adj                   |      | 16,300      |
| Heat Fuel           | 03   | Gas            | Replace Cost                    |      | 413,232     |
| Heat Type           | 04   | Forced Air-Duc | Year Built                      |      | 1950        |
| AC Type             | 01   | None           | Effective Year Built            |      | 1990        |
| Bedrooms            | 3    |                | Depreciation Code               |      | A           |
| Full Baths          | 2    |                | Remodel Rating                  |      |             |
| Half Baths          | 1    |                | Year Remodeled                  |      |             |
| Extra Fixtures      | 1    |                | Depreciation %                  |      | 31          |
| Total Rooms         | 8    |                | 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                    |      | 69          |
| Gas Fireplaces      | 0    |                | Cns Sect Rcnld                  |      | 285,100     |
| 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           | 1008 |                | 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             | 1,460       | 1,460      | 1,460    | 146.74    | 214,240        |
| BSM                               | Basement                | 0           | 1,008      | 202      | 29.41     | 29,641         |
| DCK                               | Deck                    | 0           | 230        | 23       | 14.67     | 3,375          |
| FEP                               | Finished Enclosed Porch | 0           | 210        | 126      | 88.04     | 18,489         |
| FGR                               | Garage                  | 0           | 326        | 130      | 58.52     | 19,076         |
| FOP                               | Open Porch              | 0           | 52         | 8        | 22.58     | 1,174          |
| TQS                               | Three Quarter Story     | 756         | 1,008      | 756      | 110.06    | 110,935        |
| Ttl Gross Liv / Lease Area        |                         | 2,216       | 4,294      | 2,705    |           | 396,930        |

