

| CURRENT OWNER    |  | TOPO                                                                                                                      | UTILITIES  | STRT / ROAD | LOCATION                                                        | CURRENT ASSESSMENT |         |           |          |
|------------------|--|---------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------------------------------------------------------------|--------------------|---------|-----------|----------|
| CARTER KEITH A   |  |                                                                                                                           | 0 Water    | 0 Arterial  | 0 Average                                                       | Description        | Code    | Appraised | Assessed |
| HALEY EMILY P    |  |                                                                                                                           | 0 No Sewer | 0 Paved     | 0 Average                                                       | RESIDENTL          | 1010    | 435,000   | 435,000  |
| 35 BAY RD        |  | <b>SUPPLEMENTAL DATA</b>                                                                                                  |            |             | RES LAND                                                        | 1010               | 449,700 | 449,700   |          |
| DUXBURY MA 02332 |  | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 1984<br>Total Acres .59<br>Chapter Lan<br>GIS ID F_877729_2834153 |            |             | Cyclical 7<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# |                    |         |           |          |
|                  |  |                                                                                                                           |            |             |                                                                 | Total              | 884,700 | 884,700   |          |

905  
 DUXBURY, MA  
**VISION**

| RECORD OF OWNERSHIP |            | BK-VOL/PAGE | SALE DATE | Q/U | V/I     | SALE PRICE | VC    | PREVIOUS ASSESSMENTS (HISTORY) |          |         |       |          |
|---------------------|------------|-------------|-----------|-----|---------|------------|-------|--------------------------------|----------|---------|-------|----------|
| CARTER KEITH A      | 34986 0163 | 08-22-2007  | Q         | I   | 545,000 | 00         | Year  | Code                           | Assessed | Year    | Code  | Assessed |
| NEEDHAM TODD A      | 21625 0149 | 02-27-2002  | Q         | I   | 395,000 | 00         | 2023  | 1010                           | 324,600  | 2022    | 1010  | 270,700  |
| MCCARHTY RONALD C   | 18664 0131 | 06-30-2000  | Q         | I   | 372,500 | 00         |       | 1010                           | 439,000  |         | 1010  | 371,600  |
| LADD GREGORY C      | 14588 0285 | 08-16-1996  | Q         | I   | 250,000 | 00         |       |                                |          |         |       |          |
| BARRY LEO P         | 13933 0341 | 11-01-1995  | U         | I   | 88,800  | 1L         | Total | 763,600                        | Total    | 642,300 | Total | 598,200  |

| 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)  | 435,000 |
| 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  | 884,700 |
| Valuation Method              | C       |
| Total Appraised Parcel Value  | 884,700 |

| 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     |
|-----------|------------|------|-------------|--------|-----------|--------|-----------|---------------------------|------------|-----|------|----|----|--------------------|
| 2014-95   | 04-17-2014 | RM   | Remodel     | 28,000 |           | 100    |           | REFURBISH KTICHEN AREA 11 | 04-12-2013 | VGS |      |    | 20 | Field Review       |
| 209       | 05-23-2005 | MN   | Maintenance | 5,000  |           | 100    |           | REPL WINDOWS/DOOR         | 08-20-2008 | BSB |      |    | 01 | Measure - No Entry |
| 15275     | 01-05-1999 | MN   | Maintenance | 4,500  |           | 100    |           | STRIP & REROOF            |            |     |      |    |    |                    |
| 1         | 11-21-1996 | RM   | Remodel     |        |           | 100    |           | LIV SPACE IN ENCPRCH      |            |     |      |    |    |                    |

**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                       | 1163 |             |
| Model               | 01   | Residential  | Bsmt Type                       | 00   |             |
| Grade               | 07   | Very Good    | Unfin Area                      | 0.00 | N/A         |
| Stories             | 1.85 |              |                                 |      |             |
| 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           | 06   | Steam        |                                 |      |             |
| AC Type             | 01   | None         |                                 |      |             |
| Bedrooms            | 2    |              |                                 |      |             |
| Full Baths          | 2    |              |                                 |      |             |
| Half Baths          | 0    |              |                                 |      |             |
| Extra Fixtures      | 2    |              |                                 |      |             |
| Total Rooms         | 8    |              |                                 |      |             |
| 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          | 06   | Poured Conc  |                                 |      |             |
| Bsmt Garage         | 1    |              |                                 |      |             |
| Bsmt Area           | 1163 |              |                                 |      |             |

**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        | 1,299       | 1,299      | 1,299    | 259.17    | 336,659        |
| BSM                        | Basement           | 0           | 1,163      | 233      | 51.92     | 60,386         |
| DCK                        | Deck               | 0           | 120        | 12       | 25.92     | 3,110          |
| FNS                        | Finished 90% Story | 725         | 806        | 725      | 233.12    | 187,897        |
| Ttl Gross Liv / Lease Area |                    | 2,024       | 3,388      | 2,269    |           | 588,052        |

**CONDO DATA**

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

**COST / MARKET VALUATION**

|                          |         |
|--------------------------|---------|
| Net Other Adj            | 588,052 |
| Replace Cost             | 24,640  |
| Year Built               | 1926    |
| Effective Year Built     | 1992    |
| Depreciation Code        | G       |
| Remodel Rating           |         |
| Year Remodeled           |         |
| Depreciation %           | 29      |
| Functional Obsol         |         |
| External Obsol           |         |
| Trend Factor             | 1.000   |
| Condition                |         |
| Condition %              |         |
| Percent Good             | 71      |
| Cns Sect Rcnld           | 435,000 |
| Dep % Ovr                |         |
| Dep Ovr Comment          |         |
| Misc Imp Ovr             |         |
| Misc Imp Ovr Comment     |         |
| Cost to Cure Ovr         |         |
| Cost to Cure Ovr Comment |         |



**35 BAY RD**

