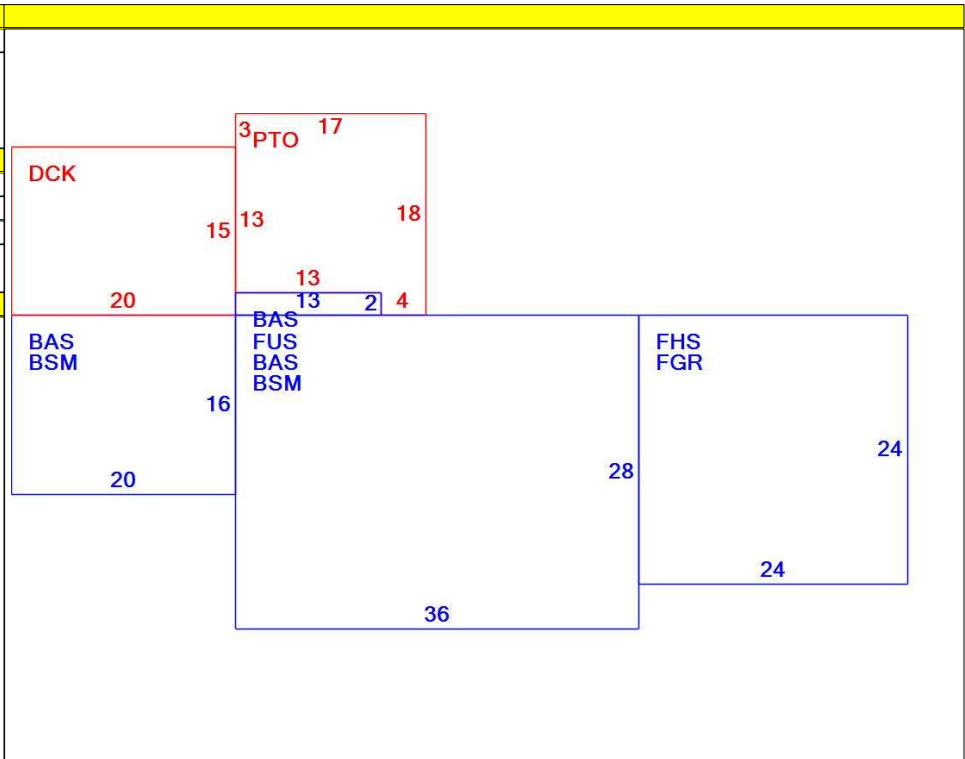


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA | | | | | | | |
|--|------------|---------------|---------------|-------------------|------------|---|------------------------|---|---------|--------------------|-----------|------------|-------------------|--|----------|------------|------------------|----------|-------|------|----------|
| HAJJAJ ZOUHDI A & PAMELA J TT HAJJAJ FAMILY REVOCABLE TRUST 152 FOREST ST | | | | 0 | Water | 0 | Subdivision | 0 | Average | Description | Code | Appraised | Assessed | | | | | | | | |
| DUXBURY MA 02332 | | | | 0 | Septic | 0 | Paved | 0 | Average | RESIDENTL | 1010 | 677,700 | 677,700 | | | | | | | | |
| | | | | 0 | | 0 | Light | | | RES LAND | 1010 | 350,000 | 350,000 | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | | | VISION | | | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2736 Total Acres .918 Chapter Lan GIS ID F_859363_2857956 | | | | | | Cyclical 1 Exemption W District Res Exem | | Assoc Pid# | | Total | | 1,027,700 | 1,027,700 | | | | | | | | |
| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| HAJJAJ ZOUHDI A & PAMELA J TT | | | | 57563 | 260 | 12-30-2022 | | U | I | 1 | | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| HAJJAJ ZOUHDI A | | | | 41288 | 0163 | 04-27-2012 | | Q | I | 669,900 | | 00 | 2023 | 1010 | 520,900 | 2022 | 1010 | 478,500 | 2021 | 1010 | 432,600 |
| CASTELLO PETER & JENNIFER | | | | 28515 | 0234 | 06-24-2004 | | Q | I | 735,000 | | 00 | | 1010 | 364,000 | | 1010 | 300,000 | | 1010 | 250,000 |
| ROCHE PAULL | | | | 11173 | 0044 | 08-15-1992 | | Q | I | 250,000 | | 00 | Total | | 884,900 | Total | | 778,500 | Total | | 682,600 |
| 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 | | | | | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | Appraised Bldg. Value (Card) 677,700 | | | | | | | |
| ADDN AREA IS CLOSET OVER GARAGE | | | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | | |
| CENTRAL AIR/FIN.BASE. | | | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 0 | | | | | | | |
| | | | | | | | | | | | | | | Appraised Land Value (Bldg) 350,000 | | | | | | | |
| | | | | | | | | | | | | | | Special Land Value 0 | | | | | | | |
| | | | | | | | | | | | | | | Total Appraised Parcel Value 1,027,700 | | | | | | | |
| | | | | | | | | | | | | | | Valuation Method C | | | | | | | |
| | | | | | | | | | | | | | | Total Appraised Parcel Value 1,027,700 | | | | | | | |
| 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-22-18 | 08-24-2022 | MN | Maintenance | 48,000 | | 100 | 08-24-2022 | 6 WINDOWS/FRONT DOOR/SID | | | | 03-30-2021 | SJT | 5 | | 20 | Field Review | | | | |
| BPO-21-22 | 01-25-2021 | RM | Remodel | 39,275 | 03-31-2021 | 100 | | Remodel existing master bathroo | | | | 09-18-2018 | SJD | | | 20 | Field Review | | | | |
| 2018-14 | 08-01-2018 | MS | Miscellaneous | 4,000 | | 100 | | 8' X 12' SHED | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | |
| 72 | 06-23-2009 | MN | Maintenance | 15,000 | | 100 | | 14 ANDERSEN WINDOWS | | | | 07-03-2012 | SJD | 9 | 1 | 00 | Measure & Listed | | | | |
| 12269 | 03-13-1992 | NC | New Construct | 139,000 | 01-01-1993 | 100 | | 2STY HSE | | | | 01-10-2005 | 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 | 40,000 | SF | 8.75 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | VACANT LOT 010190 | | 1.0000 | 8.75 | 350,000 | | | | |
| Total Card Land Units | | | | | 0.92 | AC | Parcel Total Land Area | | | | | 0.92 | Total Land Value | | | | | 350,000 | | | |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|------|--------------|------------|---------------------------------|-------------|--|--|
| Element | Cd | Description | Element | Cd | Description | | |
| Style | 03 | Colonial | Bsmt Area | 1328 | | | |
| Model | 01 | Residential | Bsmt Type | 04 | | | |
| Grade | 07 | Very Good | Unfin Area | 0.00 | Full | | |
| Stories | 2 | | | | | | |
| 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 | 02 | Oil | | | | | |
| Heat Type | 05 | Hot Water | | | | | |
| AC Type | 03 | Central | | | | | |
| Bedrooms | 4 | | | | | | |
| Full Baths | 2 | | | | | | |
| Half Baths | 1 | | | | | | |
| Extra Fixtures | 0 | | | | | | |
| 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 | 996 | | | | | | |
| FBM Quality | 05 | Living Area | | | | | |
| Foundation | 06 | Poured Conc | | | | | |
| Bsmt Garage | 0 | | | | | | |
| Bsmt Area | 1328 | | | | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Net Other Adj | 732,628 |
| Replace Cost | 64,640 |
| Year Built | 1992 |
| Effective Year Built | 2006 |
| Depreciation Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 15 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 85 |
| Cns Sect Rcnld | 677,700 |
| 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 | 1,354 | 1,354 | 1,354 | 229.66 | 310,965 |
| BSM | Basement | 0 | 1,328 | 266 | 46.00 | 61,091 |
| DCK | Deck | 0 | 300 | 30 | 22.97 | 6,890 |
| FGR | Garage | 0 | 576 | 230 | 91.71 | 52,823 |
| FHS | Finished Half Story | 288 | 576 | 288 | 114.83 | 66,143 |
| FUS | Finished Upper Story | 1,008 | 1,008 | 1,008 | 229.66 | 231,501 |
| PTO | Patio | 0 | 280 | 14 | 11.48 | 3,215 |
| Ttl Gross Liv / Lease Area | | 2,650 | 5,422 | 3,190 | | 732,628 |

