

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION |
|-------------------------|--|--|------------|-------------|---|--------------------|-----------|-----------|----------|---|
| STOBIE JAMES ALLEN | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed | |
| STOBIE NANCY LYNN | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 475,900 | 475,900 | |
| 57 MARSHALL ST | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 1,219,100 | 1,219,100 | | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2437 Total Acres .71 Chapter Lan | | | Cyclical 9 Exemption W District Res Exem | RESIDNTL | 1010 | 10,800 | 10,800 | |
| GIS ID F_879805_2832028 | | Assoc Pid# | | | Total | | 1,705,800 | 1,705,800 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|-----------------------------|--|--------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|-----------|
| STOBIE JAMES A & NANCY L TT | | LCC 135899 | 09-18-2023 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| STOBIE JAMES ALLEN | | LCC 124653 | 01-17-2017 | Q | I | 855,000 | 00 | 2023 | 1010 | 368,000 | 2022 | 1010 | 309,100 |
| LYNCH JUDITH S TT | | LCC 114813 | 06-24-2010 | U | I | 875,000 | 1 | | 1010 | 1,064,300 | | 1010 | 726,700 |
| WOOD RLTY TRUST | | LCC 94467 | 11-17-1998 | Q | I | 100 | 00 | | 1010 | 7,700 | | 1010 | 7,700 |
| WOOD THOMAS H | | 81598 323169 | 06-21-1991 | Q | I | 240,900 | 00 | Total | | 1,440,000 | Total | | 1,043,500 |
| | | | | | | | | Total | | 918,900 | Total | | 918,900 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| Total | | | 0.00 | | | | | |

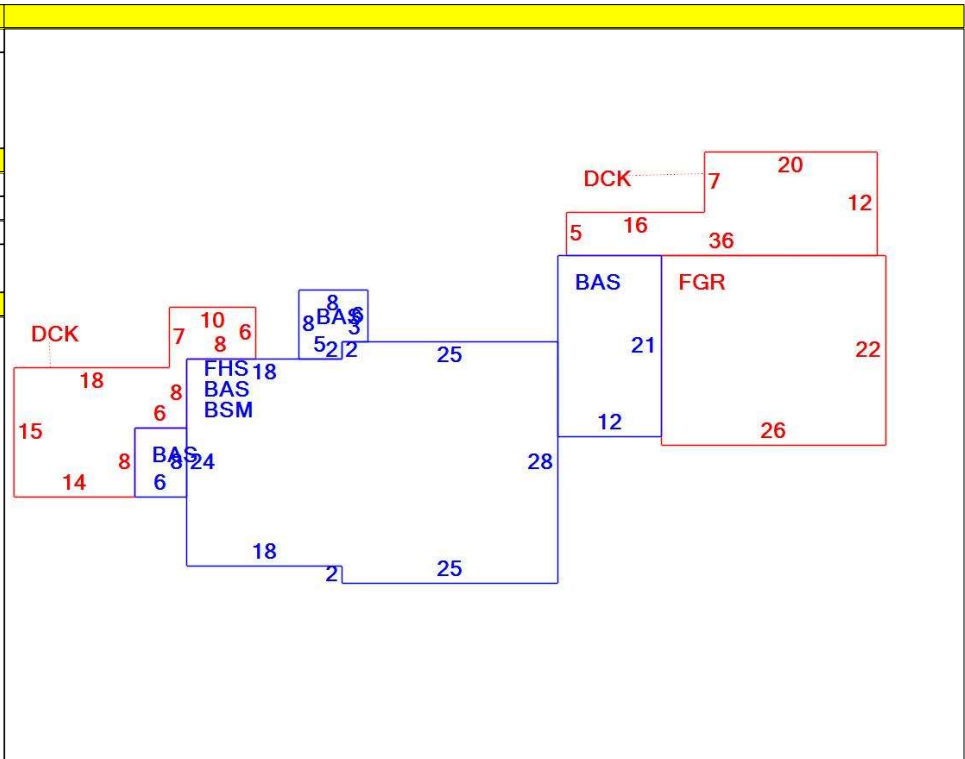
| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0090 | | | | |

| NOTES | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| REAR DORMER DOES NOT EXTEND FULLY TO WARRANT A TQS CODE, FHS USED AFTER MEASURING DEPTH OF BOTH BEDROOMS | | | | | | | | | |

| 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 |
| BPO-20-111 | 09-17-2021 | MN | Maintenance | 26,000 | | 100 | 10-19-2021 | Replace cedar shakes w shingles | | 03-07-2017 | SJD | 9 | 1 | 00 | Measure & Listed |
| 2017-390 | 11-16-2017 | MN | Maintenance | 22,300 | | 100 | | STRIP & REROOF, STRIP & RE | | 04-12-2013 | VGS | | | 20 | Field Review |
| 95 | 07-01-2011 | MN | Maintenance | 3,500 | | 100 | | 1 WINDOW | | 09-30-2011 | KP | | 1 | 00 | Measure & Listed |
| 233 | 11-05-2010 | RM | Remodel | 5,500 | | 100 | | CLOSET TO 1/2BATH | | | | | | | |
| 13705 | 06-16-1995 | AD | Addition | 20,000 | 10-17-1997 | 100 | | 7X8 1STY ADD TO BATH | | | | | | | |

| 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 | 30,928 SF | 10.77 | 1.00000 | 5 | 1.00 | 0090 | 3.661 | | 1.0000 | 39.42 | 1,219,100 | |
| Total Card Land Units | | | | | 0.71 AC | Parcel Total Land Area | | | | | 0.71 | Total Land Value | | | | 1,219,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 1132 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Partial |
| Stories | 1.75 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 02 | Shed | Adjust Type | Code | Description |
| Roof Cover | 10 | Wood Shingle | Condo Flr | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 600,901 |
| Interior Floor 2 | | | Replace Cost | | 42,231 |
| Heat Fuel | 03 | Gas | Year Built | | 643,132 |
| Heat Type | 04 | Forced Air-Duc | Effective Year Built | | 1964 |
| AC Type | 03 | Central | Depreciation Code | | 1995 |
| Bedrooms | 3 | | Remodel Rating | | G |
| Full Baths | 2 | | Year Remodeled | | |
| Half Baths | 1 | | Depreciation % | | 26 |
| Extra Fixtures | 2 | | Functional Obsol | | |
| Total Rooms | 8 | | External Obsol | | |
| Bath Style | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style | 02 | Average | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 1 | | Percent Good | | 74 |
| Extra Openings | 1 | | Cns Sect Rcnld | | 475,900 |
| Gas Fireplaces | 0 | | Dep % Ovr | | |
| Sq Ft Fin Bsmt | 445 | | Dep Ovr Comment | | |
| FBM Quality | 03 | Average | Misc Imp Ovr | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr Comment | | |
| Bsmt Garage | 0 | | Cost to Cure Ovr | | |
| Bsmt Area | 1132 | | 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SHD1 | Shed | L | 96 | 21.00 | 1990 | A | 70 | C | 1.00 | 1,400 |
| SHD1 | Shed | L | 50 | 21.00 | 1990 | A | 70 | C | 1.00 | 700 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2010 | A | 70 | C | 1.00 | 8,700 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,490 | 1,490 | 1,490 | 233.45 | 347,841 |
| BSM | Basement | 0 | 1,132 | 226 | 46.61 | 52,760 |
| DCK | Deck | 0 | 634 | 63 | 23.20 | 14,707 |
| FGR | Garage | 0 | 572 | 229 | 93.46 | 53,460 |
| FHS | Finished Half Story | 566 | 1,132 | 566 | 116.73 | 132,133 |
| Ttl Gross Liv / Lease Area | | 2,056 | 4,960 | 2,574 | | 600,901 |

