

| CURRENT OWNER | | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | |
|--|--|---|----------|---|-------------|----------|--------------------|-------------|---------|-----------|----------|---|
| KELLY KATHY M 129 PROSPECT ST NORWELL MA 02061 | | 0 | Water | 0 | Arterial | 0 | Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA VISION |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | COMMERC. | 3220 | 86,700 | 86,700 | |
| | | | | | 0 | Heavy | | COM LAND | 3220 | 485,600 | 485,600 | |
| SUPPLEMENTAL DATA | | | | | | | COMMERC. | 3220 | 2,900 | 2,900 | | |
| Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 609 Total Acres .1 Chapter La GIS ID F_878356_2834669 | | | | Cyclical Exemption W District Res Exem Assoc Pid# | | | Total | | 575,200 | 575,200 | | |

| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|-------------------------------------|-------|------|-------------|-----------|-----|---------|------------|---------|--------------------------------|----------|------|---------|----------|-------|--|---------|--|
| KELLY KATHY M | 11661 | 0017 | 02-22-1993 | Q | I | 131,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | | |
| BULMAN PAUL E & CASS RIB F TRUSTEES | 11548 | 0017 | 02-22-1993 | Q | I | 131,000 | 00 | 2023 | 3220 | 71,500 | 2022 | 3220 | 73,500 | | | | |
| BULMAN PAUL E & CASS RIB F TRUSTEES | 11548 | 0017 | 12-30-1992 | U | I | 88,525 | 11 | | 3220 | 350,400 | | 3220 | 350,400 | | | | |
| RILEY JOHN A | 6631 | 0016 | 03-12-1986 | Q | I | 130,000 | 00 | | 3220 | 1,800 | | 3220 | 1,800 | | | | |
| Total | | | | | | | | 423,700 | | Total | | 425,700 | | Total | | 223,200 | |

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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 1090 | | | | |

| APPRAISED VALUE SUMMARY | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|---------|--|
| Appraised Bldg. Value (Card) | | | | | | | | | | 86,700 | |
| Appraised Xf (B) Value (Bldg) | | | | | | | | | | 0 | |
| Appraised Ob (B) Value (Bldg) | | | | | | | | | | 2,900 | |
| Appraised Land Value (Bldg) | | | | | | | | | | 485,600 | |
| Special Land Value | | | | | | | | | | 0 | |
| Total Appraised Parcel Value | | | | | | | | | | 575,200 | |
| Valuation Method | | | | | | | | | | C | |
| Total Appraised Parcel Value | | | | | | | | | | 575,200 | |

| 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 |
| 219 | 07-09-2008 | MN | Maintenance | 2,300 | | 100 | | REBUILD CHIMNEY | | 05-20-2014 | DG | | | 00 | Measure & Listed |
| 596 | 12-06-2004 | MN | Maintenance | 4,800 | | 100 | | REPLACE ROOF | | 04-12-2013 | VGS | | | 20 | Field Review |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | |
|-----------------------------|----------|-------------|------|-----------|------------|------------|------------------------------|------------|-------|-------|----------|------------------|---------------------|---------------|---------------|
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit Pric | Land Value |
| 1 | 3220 | Store/Shop | NB | Primary | 4,356 SF | 55.74 | 1.00000 | C | 1.00 | 1090 | 1.000 | | | 0 | 55.74 485,600 |
| Total Card Land Units | | | | | 0.10 | AC | Parcel Total Land Area: 0.10 | | | | | Total Land Value | | 485,600 | |

| CONSTRUCTION DETAIL | | | | | CONSTRUCTION DETAIL (CONTINUED) | | | | |
|---------------------|------|----------------|--------------------------|----|---------------------------------|--|--|--|--|
| Element | Cd | Description | Element | Cd | Description | | | | |
| Style | 17 | Store | | | | | | | |
| Model | 94 | Commercial | | | | | | | |
| Grade | 03 | Average | | | | | | | |
| Stories | 1 | | | | | | | | |
| Occupancy | 1.00 | | | | | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | | | | | |
| Exterior Wall 2 | 11 | Clapboard | | | | | | | |
| Roof Structure | 03 | Gable | | | | | | | |
| Roof Cover | 03 | Asphalt | | | | | | | |
| Interior Wall 1 | 05 | Drywall | | | | | | | |
| Interior Wall 2 | | | | | | | | | |
| Interior Floor 1 | 05 | Vinyl | RCN | | 123,861 | | | | |
| Interior Floor 2 | | | | | | | | | |
| Heating Fuel | 03 | Gas | | | | | | | |
| Heating Type | 04 | Forced Air-Duc | Year Built | | 1960 | | | | |
| AC Type | 01 | None | Effective Year Built | | 1991 | | | | |
| Use Type | 2 | Retail | Depreciation Code | | A | | | | |
| Bldg Use | 3250 | Small Retail | Remodel Rating | | | | | | |
| Total Rooms | 0 | | Year Remodeled | | | | | | |
| Total Baths | 0 | | Depreciation % | | 30 | | | | |
| SF Finish Bsmt | | | Functional Obsol | | | | | | |
| Lighting | 03 | Average | External Obsol | | | | | | |
| Class | D | Class D | Trend Factor | | 1.000 | | | | |
| Heat/AC | 00 | None | Condition | | | | | | |
| Pct Heated | 0 | | Condition % | | | | | | |
| Baths/Plumbing | 02 | Average | Percent Good | | 70 | | | | |
| Ceiling/Wall | 06 | Ceil & Walls | Cns Sect Rcnd | | 86,700 | | | | |
| Rooms/Prtns | 02 | Average | Dep % Ovr | | | | | | |
| Wall Height | 8.00 | | Dep Ovr Comment | | | | | | |
| Base Floor | 0.00 | | Misc Imp Ovr | | | | | | |
| 1st Floor Use | | | 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 | % Good | Grade | Grade Adj | Appr. Value |
| PAV1 | Paving - Asphal | L | 1,044 | 4.00 | 1980 | A | 70 | C | 1.00 | 2,900 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 609 | 609 | 609 | 167.38 | 101,934 | |
| BSM | Basement | 0 | 609 | 122 | 33.53 | 20,420 | |
| UST | Unfinished Utility Area | 0 | 21 | 7 | 55.79 | 1,172 | |
| WDK | Deck | 0 | 21 | 2 | 15.94 | 335 | |
| Ttl Gross Liv / Lease Area | | 609 | 1,260 | 740 | | 123,861 | |

UST

7 3

BAS
BSM

WDK

7

3

21

29

