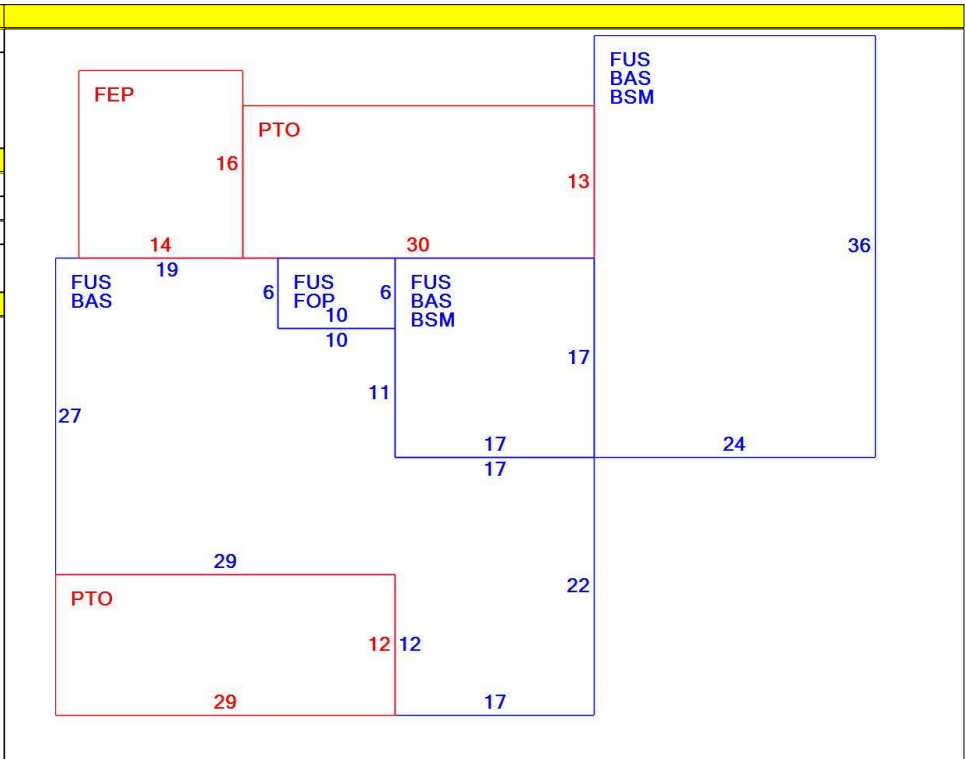


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | |
|--|------------|--------------------------|-------------|--|------------|---|-----------|---|----------|-------------------------------|-----------|--------------------------------|-------|---|--------------------|------------|------|-----------|
| SOHMER JOHN R SOHMER JESSE B 355 MARSHALL ST DUXBURY MA 02332 | | 0 | Water | 0 | Two-Way | 0 | Average | Description | Code | Appraised | Assessed | | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1090 | 1,333,800 | 1,333,800 | | | | | | | |
| | | SUPPLEMENTAL DATA | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3632 Total Acres .958 Chapter Lan GIS ID F_881233_2829746 | | Cyclical 9 Exemption W District Res Exem Assoc Pid# | | RES LAND | 1090 | 1,236,600 | 1,236,600 | | | | | | | |
| | | | | | | RESIDNTL | 1090 | 60,900 | 60,900 | | | | | | | | | |
| | | | | | | | | Total | | 2,631,300 | 2,631,300 | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
| SOHMER JOHN R | | 35585 | 0182 | 02-08-2008 | Q | I | | 1,960,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| OLLINGER CHARLES D | | 16952 | 0198 | 12-18-1998 | U | I | | 1 | 1F | 2023 | 1090 | 1,039,200 | 2022 | 1090 | 946,100 | 2021 | 1090 | 800,600 |
| MARSHALL RLTY TRUST | | 16003 | 0294 | 03-20-1998 | U | I | | 1 | 1F | | 1090 | 1,413,200 | | 1090 | 1,283,100 | | 1090 | 758,500 |
| OLLINGER CHARLES D | | 16003 | 0278 | 03-20-1998 | U | I | | 1 | 1F | | 1090 | 37,100 | | 1090 | 37,100 | | 1090 | 37,100 |
| MARSHALL RLTY TRUST | | 15005 | 0140 | 03-03-1997 | U | I | | 1 | 1A | Total | | 2,489,500 | Total | | 2,266,300 | Total | | 1,596,200 |
| 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 | | Appraised Bldg. Value (Card) | | | | 1,333,800 | | | | |
| 0100 | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 60,900 | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | 1,236,600 | | | | |
| | | | | | | | | | | Special Land Value | | | | 0 | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 2,631,300 | | | | |
| | | | | | | | | | | Valuation Method | | | | C | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | 2,631,300 | | | | |
| 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 | | | |
| 109 | 05-08-2012 | AD | Addition | 225,000 | 08-06-2013 | 100 | | 24X36.5 2 STY ADD, REMODEL | | 08-06-2013 | BH | | | 01 | Measure - No Entry | | | |
| 108 | 05-08-2012 | DM | Demolish | 12,500 | 06-30-2012 | 100 | | DEM EXISTING 372 ' 2 STORY | | 04-12-2013 | VGS | | | 20 | Field Review | | | |
| | | | | | | | | | | 06-27-2012 | KP | 5 | 6 | 00 | Measure & Listed | | | |
| | | | | | | | | | | 09-09-2008 | BSB | | | 01 | Measure - No Entry | | | |
| 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 | 1090 | Multi Houses | RC | Primary | 40,000 SF | 8.75 | 1.00000 | 5 | 1.00 | 0100 | 3.519 | | | 1.0001 | 30.79 | 1,231,700 | | |
| 1 | 1090 | Multi Houses | RC | Residual | 0.040 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0100 | 3.519 | | | 1.0000 | 2.81 | 4,900 | | |
| Total Card Land Units | | | | | 0.96 AC | Parcel Total Land Area | | | | | 0.96 | Total Land Value | | | | 1,236,600 | | |

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd | Description | Element | Cd | Description |
|------------------|-----|----------------|--------------------------------|------|-------------|
| Style | 03 | Colonial | Bsmt Area | 289 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 11 | Prime | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 2 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 07 | Gambrel | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 1,459,275 |
| Interior Floor 2 | | | Replace Cost | | 59,400 |
| Heat Fuel | 03 | Gas | Year Built | | 1,518,674 |
| Heat Type | 04 | Forced Air-Duc | Effective Year Built | | 1920 |
| AC Type | 03 | Central | Depreciation Code | | 2003 |
| Bedrooms | 4 | | Remodel Rating | | E |
| Full Baths | 3 | | Year Remodeled | | |
| Half Baths | 2 | | Depreciation % | | 18 |
| Extra Fixtures | 3 | | 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 | 2 | | Percent Good | | 82 |
| Extra Openings | 0 | | Cns Sect Rcnld | | 1,245,300 |
| Gas Fireplaces | 0 | | Dep % Ovr | | |
| Sq Ft Fin Bsmt | 0 | | Dep Ovr Comment | | |
| FBM Quality | | | Misc Imp Ovr | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr Comment | | |
| Bsmt Garage | 0 | | Cost to Cure Ovr | | |
| Bsmt Area | 289 | | 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 |
|------|---------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| GAZ | Gazebo | L | 120 | 56.00 | 1990 | A | 70 | B | 1.50 | 7,100 |
| SPL2 | Ing Pool-Good | L | 576 | 89.00 | 1990 | A | 70 | B | 1.50 | 53,800 |

BUILDING SUB-AREA SUMMARY SECTION

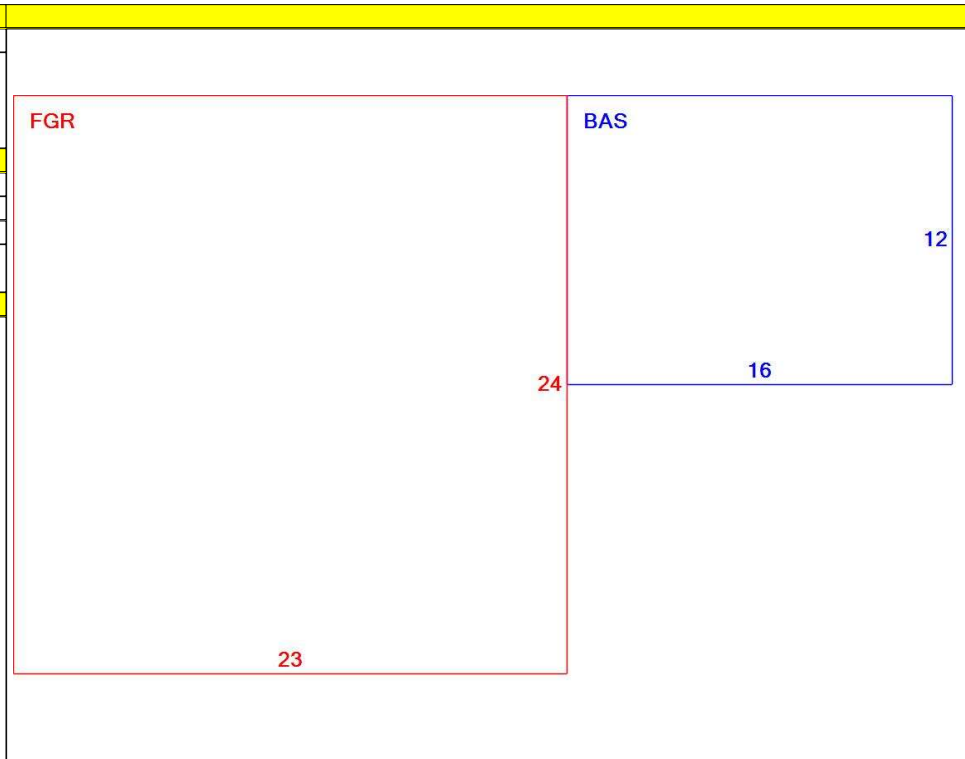
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|-----------------------------------|-------------------------|--------------|--------------|--------------|-----------|------------------|
| BAS | First Floor | 2,250 | 2,250 | 2,250 | 293.56 | 660,504 |
| BSM | Basement | 0 | 1,153 | 231 | 58.81 | 67,812 |
| FEP | Finished Enclosed Porch | 0 | 224 | 134 | 175.61 | 39,337 |
| FOP | Open Porch | 0 | 60 | 9 | 44.03 | 2,642 |
| FUS | Finished Upper Story | 2,310 | 2,310 | 2,310 | 293.56 | 678,118 |
| PTO | Patio | 0 | 738 | 37 | 14.72 | 10,862 |
| Ttl Gross Liv / Lease Area | | 4,560 | 6,735 | 4,971 | | 1,459,275 |



| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | | |
|-----------------------------|------------|--|-------------------|-------------|---|------------------------|-------------------------------|---|--------------------------------|---|-----------|------------------|------------------------------|---------------------|----------------|------------|--|
| SOHMER JOHN R | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed | | | | | | | | |
| SOHMER JESSE B | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1090 | 1,333,800 | 1,333,800 | | | | | | | | |
| 355 MARSHALL ST | | SUPPLEMENTAL DATA | | | RESIDNTL | 1090 | 1,236,600 | 1,236,600 | | | | | | | | | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3632 Total Acres .958 Chapter Lan GIS ID F_881233_2829746 | | | Cyclical 9 Exemption W District Res Exem Assoc Pid# | RESIDNTL | 1090 | 60,900 | 60,900 | | | | | | | | |
| | | | | | | Total | | 2,631,300 | 2,631,300 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| SOHMER JOHN R | | 35585 0182 | 02-08-2008 | Q | I | 1,960,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | | |
| OLLINGER CHARLES D | | 16952 0198 | 12-18-1998 | U | I | 1 | 1F | 2023 | 1090 | 1,039,200 | 2022 | 1090 | 946,100 | | | | |
| MARSHALL RLTY TRUST | | 16003 0294 | 03-20-1998 | U | I | 1 | 1F | | 1090 | 1,413,200 | | 1090 | 1,283,100 | | | | |
| OLLINGER CHARLES D | | 16003 0278 | 03-20-1998 | U | I | 1 | 1F | | 1090 | 37,100 | | 1090 | 37,100 | | | | |
| MARSHALL RLTY TRUST | | 15005 0140 | 03-03-1997 | U | I | 1 | 1A | Total | | 2,489,500 | Total | | 2,266,300 | | | | |
| | | | | | | | | Total | | 1,596,200 | Total | | 1,596,200 | | | | |
| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | |
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | |
| | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | | | | |
| Total | | | 0.00 | | | | | | Appraised Bldg. Value (Card) | | | 1,333,800 | | | | | |
| | | ASSESSING NEIGHBORHOOD | | | | | Appraised Xf (B) Value (Bldg) | | | 0 | | | | | | | |
| Nbhd | Nbhd Name | B | | Tracing | | Batch | | Appraised Ob (B) Value (Bldg) | | | 60,900 | | | | | | |
| 0100 | | | | | | | Appraised Land Value (Bldg) | | | 1,236,600 | | | | | | | |
| NOTES | | | | | | | | | | | | | Special Land Value | | 0 | | |
| NO HEAT NO KITCHEN | | | | | | | | | | | | | Total Appraised Parcel Value | | | 2,631,300 | |
| | | | | | | | | | | | | | Valuation Method | | | C | |
| | | | | | | | | | | | | | Total Appraised Parcel Value | | | 2,631,300 | |
| 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 | | |
| | | | | | | | | | | | | | | | | | |
| 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 | |
| 2 | 1090 | Multi Houses | | | 0.000 AC | 0.00 | 1.00000 | 0 | 1.00 | 0100 | 3.519 | | | 0.0000 | 0.00 | 0 | |
| Total Card Land Units | | | | | 0.00 AC | Parcel Total Land Area | | | | | 0.96 | Total Land Value | | | | 0 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | Bsmt Area | 0 | |
| Model | 01 | Residential | Bsmt Type | 00 | |
| Grade | 07 | Very Good | Unfin Area | 0.00 | N/A |
| Stories | 1 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 03 | Gable | | | |
| Roof Cover | 06 | Asbestos Shing | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 00 | None | | | |
| Heat Type | 01 | None | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 1 | | | | |
| Full Baths | 1 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 1 | | | | |
| Total Rooms | 1 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 0 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 0 | | | | |
| FBM Quality | | | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 0 | | | | |

| CONDO DATA | | | |
|--------------------------|------|-------------|---------|
| Parcel Id | C | Own | S |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |
| COST / MARKET VALUATION | | | |
| Net Other Adj | | 107,221 | |
| Replace Cost | | 9,280 | |
| Year Built | | 116,501 | |
| Effective Year Built | | 1970 | |
| Depreciation Code | | 1997 | |
| Remodel Rating | | G | |
| Year Remodeled | | | |
| Depreciation % | | 24 | |
| Functional Obsol | | | |
| External Obsol | | | |
| Trend Factor | | 1.000 | |
| Condition | | | |
| Condition % | | | |
| Percent Good | | 76 | |
| Cns Sect Rcnd | | 88,500 | |
| 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 | 192 | 192 | 192 | 259.62 | 49,846 | |
| FGR | Garage | 0 | 552 | 221 | 103.94 | 57,375 | |
| Ttl Gross Liv / Lease Area | | 192 | 744 | 413 | | 107,221 | |



355 MARSHALL ST

