

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------------|--|---|------------|-------------|--|--------------------|------|-----------|-----------|
| LEONARD JOHN P | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed |
| LEONARD CATHERINE V | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 215,600 | 215,600 |
| PO BOX 1151 | | | | 0 Light | 0 Ocean Ft | RES LAND | 1010 | 1,513,000 | 1,513,000 |
| SUPPLEMENTAL DATA | | | | | | | | | |
| DUXBURY MA 02331 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1764 Total Acres .344 Chapter Lan | | | Cyclical Exemption W W District SEAWALL 2 G1 OF Res Exem | | | | |
| | | GIS ID F_887257_2850624 | | | Assoc Pid# | | | | |
| Total | | | | | | | | 1,728,600 | 1,728,600 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-----------|-------|-----------|
| LEONARD JOHN P | | 11455 0313 | 11-27-1992 | U | I | 60,000 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | | 2023 | 1010 | 164,000 | 2022 | 1010 | 150,000 |
| | | | | | | | | | 1010 | 1,275,300 | | 1010 | 1,091,000 |
| | | | | | | | | | | | 2021 | 1010 | 135,800 |
| | | | | | | | | | | | | 1010 | 950,200 |
| Total | | | | | | | | 1,439,300 | | Total | 1,241,000 | Total | 1,086,000 |

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

This signature acknowledges a visit by a Data Collector or Assessor

| APPRAISED VALUE SUMMARY | | | |
|-------------------------------|--|--|-----------|
| Appraised Bldg. Value (Card) | | | 215,600 |
| Appraised Xf (B) Value (Bldg) | | | 0 |
| Appraised Ob (B) Value (Bldg) | | | 0 |
| Appraised Land Value (Bldg) | | | 1,513,000 |
| Special Land Value | | | 0 |
| Total Appraised Parcel Value | | | 1,728,600 |
| Valuation Method | | | C |
| Total Appraised Parcel Value | | | 1,728,600 |

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0120 | | | | |

| NOTES | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| XFIX=SHOWER IN BSMT GARAGE 10/2015 JLF | | | | | | | | | |

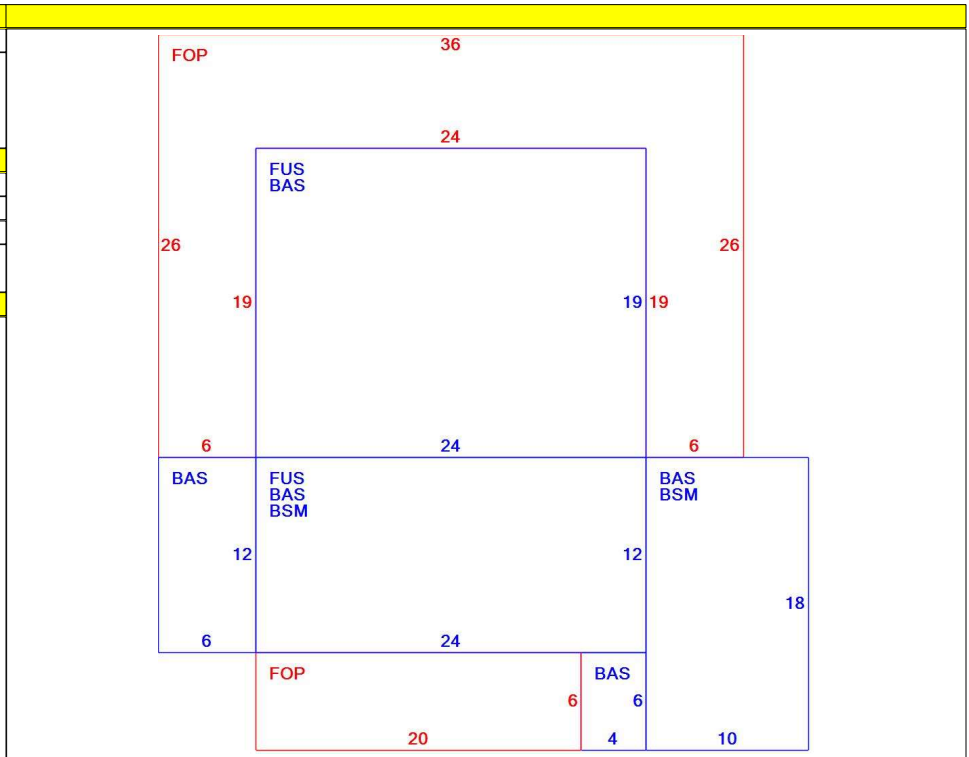
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|-------------|--------|-----------|--------|-----------|-------------------|--|------------------------|-----|------|----|----|------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpose/Result |
| QPO-20-96 | 09-08-2020 | MN | Maintenance | 11,350 | | 100 | | Strip and Re-roof | | 10-16-2015 | JLF | 10 | 1 | 00 | Measure & Listed |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 09-14-1999 | BSB | | 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 | 15,000 SF | 19.25 | 1.00000 | 5 | 1.00 | 0120 | 2.096 | | W250 | 2.5000 | 100.87 | 1,513,000 |
| Total Card Land Units | | | | | 0.34 | AC | Parcel Total Land Area | | | | | 0.34 | Total Land Value | | | 1,513,000 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|---------------|---------------------------------|--------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 468 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 03 | Average | Unfin Area | 468.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 04 | Hip | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 04 | Plywood Panel | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 14 | Carpet | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 1 | | | | |
| 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 | 05 | Conc Block | | | |
| Bsmt Garage | 2 | | | | |
| Bsmt Area | 468 | | | | |

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

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Net Other Adj | 301,648 |
| Replace Cost | 15,400 |
| Year Built | 317,048 |
| Effective Year Built | 1935 |
| Depreciation Code | 1989 |
| Remodel Rating | A |
| Year Remodeled | |
| Depreciation % | 32 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 68 |
| Cns Sect Rcnld | 215,600 |
| 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 | 1,020 | 1,020 | 1,020 | 154.85 | 157,947 |
| BSM | Basement | 0 | 468 | 94 | 31.10 | 14,556 |
| FOP | Open Porch | 0 | 600 | 90 | 23.23 | 13,937 |
| FUS | Finished Upper Story | 744 | 744 | 744 | 154.85 | 115,208 |
| Ttl Gross Liv / Lease Area | | 1,764 | 2,832 | 1,948 | | 301,648 |

