

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|-------------------|--|-------------------|------------------|--------------------|-----------------|--------------------|------|-----------|-----------|
| DONOVAN NANCY L | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed |
| 12 WARNER RD | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 511,500 | 511,500 |
| ABINGTON MA 02351 | | SUPPLEMENTAL DATA | | | 0 Light | RES LAND | 1010 | 1,350,000 | 1,350,000 |
| | | Alt Prcl ID | 500173 | Cyclical Exemption | 8 | | | | |
| | | Tax Class | T | District | SEAWALL 2 G1 OF | | | | |
| | | Tot Fin Area | 2040 | Res Exem | | | | | |
| | | Total Acres | .14 | Assoc Pid# | | | | | |
| | | Chapter Lan | | | | | | | |
| | | GIS ID | F_887320_2850035 | | | Total | | 1,861,500 | 1,861,500 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|-----------|
| DONOVAN NANCY L | | 17326 0124 | 04-06-1999 | U | I | 1 | 1F | Year | Code | Assessed | Year | Code | Assessed |
| DONOVAN PAUL R | | 15166 0338 | 05-12-1997 | Q | I | 365,000 | 00 | 2023 | 1010 | 395,300 | 2022 | 1010 | 327,500 |
| | | | | | | | | | 1010 | 1,075,300 | | 1010 | 909,700 |
| | | | | | | | | Total | | 1,470,600 | Total | | 1,237,200 |
| | | | | | | | | Total | | | Total | | 1,148,800 |

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

This signature acknowledges a visit by a Data Collector or Assessor

| APPRAISED VALUE SUMMARY | |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card) | 511,500 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 1,350,000 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 1,861,500 |
| Valuation Method | C |
| Total Appraised Parcel Value | 1,861,500 |

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

| NOTES | |
|--|--|
| EXTRA BATH FIXTURE (WHIRLPOOL) + OUTDOOR SHOWER | |

| 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 |
| 36 | 05-10-2007 | MS | Miscellaneous | 19,000 | | 100 | | RPL 18 WINDOWS | 11-10-2015 | JLF | 10 | | 01 | Measure - No Entry |
| 286 | 06-22-2005 | RM | Remodel | 50,000 | 09-27-2006 | 100 | | 80 SF 2ST FL EXISTIN | 04-12-2013 | VGS | | | 20 | Field Review |
| 437 | 09-20-1999 | NC | New Construct | 6,000 | 05-31-2000 | 100 | | DECK AND WINDOW | 09-27-2006 | KP | | 1 | 00 | Measure & Listed |
| 12349 | 05-29-1992 | NC | New Construct | 110,000 | 01-01-1994 | 100 | | 2STY HSE PORCHES | | | | | | |

| 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 | 6,098 SF | 38.41 | 1.00000 | 5 | 1.00 | 0120 | 2.096 | | W275 | 2.7500 | 221.38 | 1,350,000 |
| Total Card Land Units | | | | | 0.14 | AC | Parcel Total Land Area | | | | | 0.14 | Total Land Value | | | 1,350,000 |

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd | Description | Element | Cd | Description |
|------------------|------|--------------|------------|------|-------------|
| Style | 06 | Conventional | Bsmt Area | 0 | |
| Model | 01 | Residential | Bsmt Type | 06 | |
| Grade | 07 | Very Good | Unfin Area | 0.00 | None |
| Stories | 2.65 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 04 | Hip | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 3 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 2 | | | | |
| Total Rooms | 6 | | | | |
| 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 | 01 | Posts Piers | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 0 | | | | |

CONDO DATA

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

COST / MARKET VALUATION

| | |
|--------------------------|---------|
| Net Other Adj | 569,563 |
| Replace Cost | 32,160 |
| Year Built | 601,723 |
| Effective Year Built | 1992 |
| Depreciation Code | 2006 |
| Remodel Rating | G |
| Year Remodeled | |
| Depreciation % | 15 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 85 |
| Cns Sect Rcnld | 511,500 |
| 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 | 837 | 837 | 837 | 269.55 | 225,615 |
| DCK | Deck | 0 | 1,439 | 144 | 26.97 | 38,815 |
| FHS | Finished Half Story | 282 | 564 | 282 | 134.78 | 76,014 |
| FOP | Open Porch | 0 | 88 | 13 | 39.82 | 3,504 |
| FUS | Finished Upper Story | 837 | 837 | 837 | 269.55 | 225,615 |
| Ttl Gross Liv / Lease Area | | 1,956 | 3,765 | 2,113 | | 569,563 |

