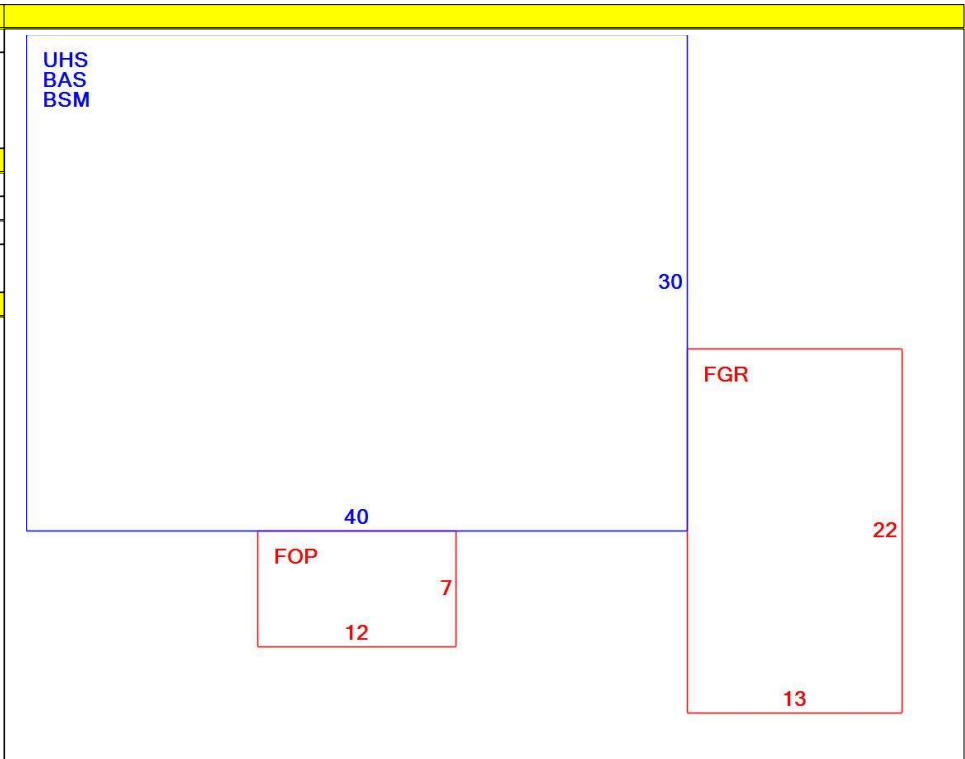


| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | |
|---|------------|-------------------------|-------------|-------------------|------------|--------------|------------------------|---|--------|--------------------|-----------|--------------------------------------|------|---|-------|------------|-----------------------|---------|
| PRATT FREDERICK E TT 276 KEENE STREET REALTY TRUST 276 KEENE ST DUXBURY MA 02332 | | 0 | Water | 0 | Feeder | 0 | Average | Description | Code | Appraised | Assessed | | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 112,000 | 112,000 | | | | | | | |
| | | SUPPLEMENTAL DATA | | 0 | | Medium | | RES LAND | 1010 | 385,400 | 385,400 | | | | | | | |
| | | Alt Prcl ID | | Cyclical | | 1 | | RESIDNTL | 1010 | 10,500 | 10,500 | | | | | | | |
| | | Scnd Home | | Exemption | | | | Total | | 507,900 | 507,900 | | | | | | | |
| | | Tax Class T | | W | | District | | | | | | | | | | | | |
| | | Tot Fin Area 1200 | | Res Exem | | | | | | | | | | | | | | |
| | | Total Acres 1.978 | | Assoc Pid# | | | | | | | | | | | | | | |
| | | Chapter Lan | | | | | | | | | | | | | | | | |
| | | GIS ID F_857428_2848661 | | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
| PRATT FREDERICK E TT | | 36265 | 0347 | 08-12-2008 | | U I | | 100 | | 1A | | Year | Code | Assessed | Year | Code | Assessed | |
| | | | | | | | | | | | | 2023 | 1010 | 120,800 | 2022 | 1010 | 105,000 | |
| | | | | | | | | | | | | | 1010 | 401,900 | | 1010 | 331,400 | |
| | | | | | | | | | | | | | 1010 | 1,000 | | 1010 | 1,000 | |
| | | Total | | | | | | | | | | Total | | 523,700 | Total | | 437,400 | |
| | | | | | | | | | | | | Total | | | Total | | 381,200 | |
| 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 | | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Bldg. Value (Card) 112,000 | | | | | | |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 10,500 | | | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) 385,400 | | | | | | |
| | | | | | | | | | | | | Special Land Value 0 | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 507,900 | | | | | | |
| | | | | | | | | | | | | Valuation Method C | | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 507,900 | | | | | | |
| 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 | |
| | | | | | | | | | | | | 10-17-2022 | SJT | 10 | | 07 | Measure - Info @ Door | |
| | | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | |
| | | | | | | | | | | | | 04-03-2007 | 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 | 40,000 | SF 8.75 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | | | 1.0000 | 8.75 | 350,000 |
| 1 | 1010 | Single Family | RC | Residual | 1.060 | AC 35,000.00 | 0.95471 | 5 | 1.00 | 0050 | 1.000 | | | | | 1.0000 | 0.77 | 35,400 |
| Total Card Land Units | | | | | 1.98 | AC | Parcel Total Land Area | | | | 1.98 | Total Land Value | | | | 385,400 | | |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|------|---------------|--|---------------------------------|--------|-------------|---------|
| Element | Cd | Description | | Element | Cd | Description | |
| Style | 01 | Ranch | | Bsmt Area | 1200 | | |
| Model | 01 | Residential | | Bsmt Type | 04 | | |
| Grade | 02 | Below Average | | Unfin Area | 600.00 | Full | |
| Stories | 1 | | | CONDO DATA | | | |
| Occupancy | 1 | | | Parcel Id | | C | Own |
| Exterior Wall 1 | 14 | Wood Shingle | | | | B | S |
| Exterior Wall 2 | | | | Adjust Type | Code | Description | Factor% |
| Roof Structure | 03 | Gable | | Condo Flr | | | |
| Roof Cover | 03 | Asphalt | | Condo Unit | | | |
| Interior Wall 1 | 05 | Drywall | | COST / MARKET VALUATION | | | |
| Interior Wall 2 | | | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | | | |
| Interior Floor 2 | | | | Net Other Adj | | 217,270 | |
| Heat Fuel | 02 | Oil | | Replace Cost | | 6,800 | |
| Heat Type | 05 | Hot Water | | Year Built | | 224,069 | |
| AC Type | 01 | None | | Effective Year Built | | 1961 | |
| Bedrooms | 2 | | | Depreciation Code | | 1971 | |
| Full Baths | 1 | | | Remodel Rating | | P | |
| Half Baths | 0 | | | Year Remodeled | | | |
| Extra Fixtures | 0 | | | Depreciation % | | 50 | |
| Total Rooms | 4 | | | Functional Obsol | | | |
| Bath Style | 02 | Average | | External Obsol | | | |
| Kitchen Style | 01 | Old Style | | Trend Factor | | 1,000 | |
| Extra Kitchens | 0 | | | Condition | | | |
| Fireplaces | 1 | | | Condition % | | | |
| Extra Openings | 0 | | | Percent Good | | 50 | |
| Gas Fireplaces | 0 | | | Cns Sect Rcnld | | 112,000 | |
| Sq Ft Fin Bsmt | 0 | | | Dep % Ovr | | | |
| FBM Quality | | | | Dep Ovr Comment | | | |
| Foundation | 06 | Poured Conc | | Misc Imp Ovr | | | |
| Bsmt Garage | 0 | | | Misc Imp Ovr Comment | | | |
| Bsmt Area | 1200 | | | 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 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2018 | G | 85 | C | 1.00 | 10,500 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|-----------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 1,200 | 1,200 | 1,200 | 116.37 | 139,648 | |
| BSM | Basement | 0 | 1,200 | 240 | 23.27 | 27,930 | |
| FGR | Garage | 0 | 286 | 114 | 46.39 | 13,267 | |
| FOP | Open Porch | 0 | 84 | 13 | 18.01 | 1,513 | |
| UHS | Unfinished Half Story | 0 | 1,200 | 300 | 29.09 | 34,912 | |
| Ttl Gross Liv / Lease Area | | 1,200 | 3,970 | 1,867 | | 217,270 | |

