

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---|--|---|------------|-------------|-----------|--------------------|--------|-----------|----------|------------------------|
| BRENNAN SANDRINE | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| 740 CONGRESS ST | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 488,100 | 488,100 | |
| DUXBURY MA 02332 | | SUPPLEMENTAL DATA | | | 0 Heavy | RES LAND | 1010 | 411,400 | 411,400 | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2541 Total Acres 7.098 Chapter Lan GIS ID F_859230_2848977 | | Cyclical 1 Exemption W District Res Exem Assoc Pid# | | | RESIDNTL | 1010 | 39,800 | 39,800 | | |
| | | | | | | | Total | 939,300 | 939,300 | |

VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|---------------------|------------|-------------|-----------|-----|---------|------------|-------|--------------------------------|----------|---------|-------|------------|------|------|----------|
| BRENNAN SANDRINE | 29599 0088 | 12-03-2004 | Q | I | 695,000 | 00 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
| CASLIN MORIKAWA | 18536 0011 | 05-19-2000 | Q | I | 435,000 | 00 | 2023 | 1010 | 369,500 | 2022 | 1010 | 310,900 | 2021 | 1010 | 290,500 |
| LAWRENCE LESLIE A | 10672 0139 | 12-31-1991 | Q | I | 275,000 | 00 | | 1010 | 440,600 | | 1010 | 365,900 | | 1010 | 318,600 |
| | | | | | | | | 1010 | 29,900 | | 1010 | 29,900 | | 1010 | 28,600 |
| | | | | | | | Total | 840,000 | Total | 706,700 | Total | 637,700 | | | |

| 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 | | | | | | | | | | | | | | | |

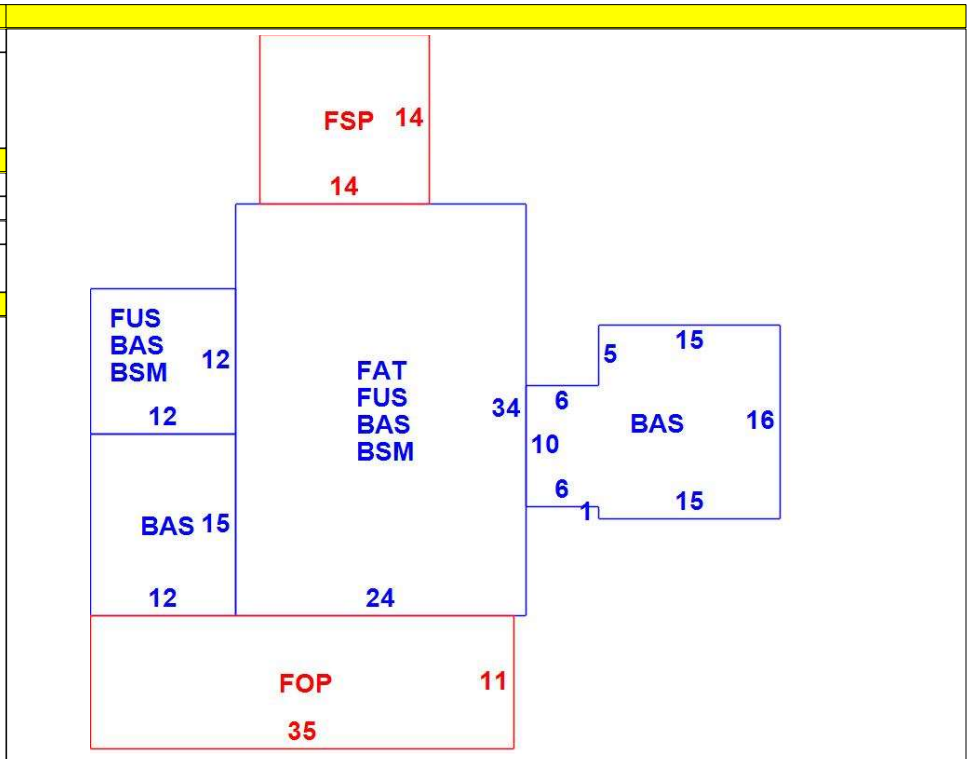
| ASSESSING NEIGHBORHOOD | | | | | | APPRAISED VALUE SUMMARY | | | |
|------------------------|-----------|---|---------|-------|--|-------------------------|--|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | | | | |
| 0050 | | | | | | | | | |

| NOTES | | | | | | | | | | APPRAISED VALUE SUMMARY | | | | | |
|-------|--|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|
| | | | | | | | | | | Appraised Bldg. Value (Card) | 488,100 | | | | |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) | 0 | | | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | 39,800 | | | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | 411,400 | | | | |
| | | | | | | | | | | Special Land Value | 0 | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | 939,300 | | | | |
| | | | | | | | | | | Valuation Method | C | | | | |
| | | | | | | | | | | Total Appraised Parcel Value | 939,300 | | | | |

| 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 |
| BPO-20-304 | 03-02-2021 | BP | Bldg Permit | 27,800 | 05-11-2021 | 100 | 06-09-2021 | Construct a 14x14 screened porc | | 05-11-2021 | SJT | 5 | | 01 | Measure - No Entry |
| 2015-296 | 12-14-2015 | MN | Maintenance | 13,500 | | 100 | | STRIP & REROOF | | 04-12-2013 | VGS | | | 20 | Field Review |
| 13495 | 11-17-1994 | RM | Remodel | 1,000 | | 100 | | RMV WIND/INST CSMT | | 05-25-2000 | KP | | 1 | 00 | Measure & Listed |
| 12111 | 11-20-1991 | AD | Addition | 6,000 | | 100 | | 20X20CARPT ATTTO GAR | | | | | | | |

| 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 | 6.180 AC | 35,000.00 | 0.28373 | 5 | 1.00 | 0050 | 1.000 | | 1.0000 | 0.23 | 61,400 | |
| Total Card Land Units | | | | | 7.10 AC | Parcel Total Land Area | | | | | 7.10 | Total Land Value | | | 411,400 | |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|-----|--------------|--|---------------------------------|------|-------------|---------|
| Element | Cd | Description | | Element | Cd | Description | |
| Style | 03 | Colonial | | Bsmt Area | 960 | | |
| Model | 01 | Residential | | Bsmt Type | 04 | | |
| Grade | 06 | Good | | Unfin Area | 0.00 | Full | |
| Stories | 2 | | | CONDO DATA | | | |
| Occupancy | 1 | | | Parcel Id | | C | Ownr |
| Exterior Wall 1 | 11 | Clapboard | | | | B | S |
| Exterior Wall 2 | 14 | Wood Shingle | | 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 | | Net Other Adj | | 596,495 | |
| Interior Floor 2 | | | | Replace Cost | | 21,315 | |
| Heat Fuel | 02 | Oil | | Year Built | | 1975 | |
| Heat Type | 05 | Hot Water | | Effective Year Built | | 2000 | |
| AC Type | 01 | None | | Depreciation Code | | G | |
| Bedrooms | 3 | | | Remodel Rating | | | |
| Full Baths | 2 | | | Year Remodeled | | | |
| Half Baths | 0 | | | Depreciation % | | 21 | |
| Extra Fixtures | 1 | | | Functional Obsol | | | |
| Total Rooms | 9 | | | External Obsol | | | |
| Bath Style | 02 | Average | | Trend Factor | | 1.000 | |
| Kitchen Style | 02 | Average | | Condition | | | |
| Extra Kitchens | 0 | | | Condition % | | | |
| Fireplaces | 1 | | | Percent Good | | 79 | |
| Extra Openings | 1 | | | Cns Sect Rcnld | | 488,100 | |
| 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 | 960 | | | 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 |
| FGR1 | Garage - 1 Sto | L | 816 | 52.00 | 1990 | A | 70 | C | 1.00 | 29,700 |
| CPT | Carport | L | 400 | 20.00 | 1991 | A | 70 | C | 1.00 | 5,600 |
| SHD1 | Shed | L | 180 | 21.00 | 1999 | A | 70 | C | 1.00 | 2,600 |
| LNT | Lean To | L | 68 | 10.00 | 1999 | A | 70 | C | 1.00 | 500 |
| PLT | Coop | L | 100 | 20.00 | 1999 | A | 70 | C | 1.00 | 1,400 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,440 | 1,440 | 1,440 | 203.30 | 292,758 |
| BSM | Basement | 0 | 960 | 192 | 40.66 | 39,034 |
| FAT | Finished Attic | | 245 | 816 | 245 | 61.04 |
| FOP | Open Porch | | 0 | 385 | 58 | 30.63 |
| FSP | Screened Porch | | 0 | 196 | 39 | 40.45 |
| FUS | Finished Upper Story | | 960 | 960 | 203.30 | 195,172 |
| Ttl Gross Liv / Lease Area | | 2,645 | 4,757 | 2,934 | | 596,495 |

