

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|--------------------------|----|------------------|---|-------------|---|--------------------|------|-----------|-----------|------------------------|
| TOWSE KRISTEN A | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| TOWSE FARLEY C | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 660,200 | 660,200 | |
| 11 HIGH ST | | | | 0 Heavy | | RES LAND | 1010 | 351,100 | 351,100 | |
| SUPPLEMENTAL DATA | | | | | | RESIDNTL | 1010 | 93,000 | 93,000 | VISION |
| DUXBURY | MA | 02332 | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2724 Total Acres .949 Chapter Lan | | Cyclical 1 Exemption W District Res Exem | | | | | |
| GIS ID | | F_856279_2844015 | Assoc Pid# | | | | | | | |
| | | | | | | Total | | 1,104,300 | 1,104,300 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|---------------------------------|--|-------------|------------|-----|-----|------------|------|--------------------------------|------|----------|-------|------|----------|-------|--|---------|
| TOWSE KRISTEN A | | 37239 0036 | 05-22-2009 | Q | I | 606,100 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | |
| INTOCCIA MICHAEL T TT | | 33453 0083 | 10-02-2006 | Q | I | 300,000 | 00 | 2023 | 1010 | 510,300 | 2022 | 1010 | 469,800 | | | |
| BRAINFRANK NOMINEE TRUST | | 19966 0075 | 06-06-2001 | Q | I | 3,175,000 | 00 | | 1010 | 365,100 | | 1010 | 321,100 | | | |
| STONEBROOK RLTY CO | | 17002 0113 | 12-30-1998 | U | I | 175,989 | 1 | | 1010 | 57,500 | | 1010 | 27,100 | | | |
| ZERO FRANKLIN ST LIMITED PRTRSH | | 15647 0160 | 11-14-1997 | U | I | | 1 1F | | | | | | | | | |
| | | | | | | | | Total | | 932,900 | Total | | 818,000 | Total | | 731,000 |

| 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 | | | | | Appraised Bldg. Value (Card) | | | | 660,200 |
| | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 |
| | | | | | Appraised Ob (B) Value (Bldg) | | | | 93,000 |
| | | | | | Appraised Land Value (Bldg) | | | | 351,100 |
| | | | | | Special Land Value | | | | 0 |
| | | | | | Total Appraised Parcel Value | | | | 1,104,300 |
| | | | | | Valuation Method | | | | C |
| | | | | | Total Appraised Parcel Value | | | | 1,104,300 |

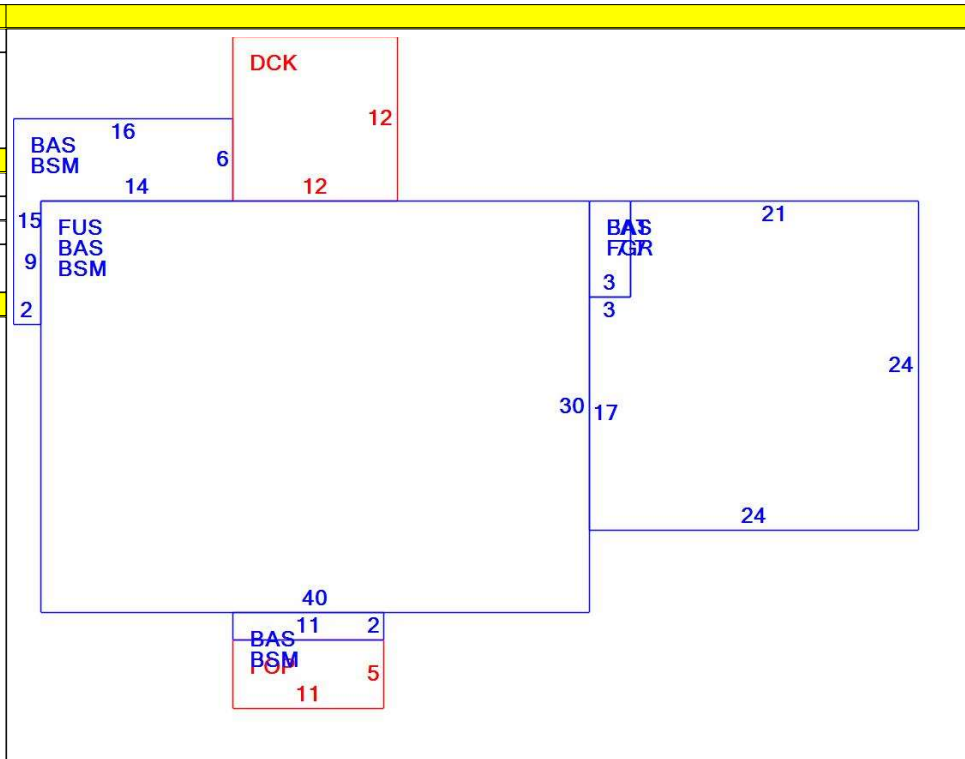
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | | |
|------------------------|------------|------|---------------|---------|------------|--------|-----------|-------------------------------------|------------|-----|------|----|----|---------------------------|------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result | |
| BPO-22-344 | 09-08-2022 | RM | Remodel | 27,200 | | 100 | | Renovate existing bathroom | 02-23-2022 | SJT | 5 | | 20 | Field Review | |
| BPO-20-192 | 12-11-2020 | BP | Bldg Permit | 61,335 | 02-23-2022 | 100 | | Install a 20'x31'x41' inground viny | 05-26-2021 | SJT | 5 | | 12 | Property Est. - No Access | |
| 2018-420 | 11-16-2018 | RM | Remodel | 28,000 | 05-06-2019 | 100 | | FINISH BASEMENT | 05-06-2019 | SJT | 5 | | 12 | Property Est. - No Access | |
| 384 | 11-29-2007 | NC | New Construct | 268,000 | | 100 | | SIN FAM 2640'LAREA&G | 09-28-2018 | JLF | 10 | 1 | 00 | Measure & Listed | |
| 277 | 09-10-2007 | DM | Demolish | 11,000 | | 100 | | DEMO EXIST DWELLIN | 04-12-2013 | VGS | | | 20 | Field Review | |
| | | | | | | | | | 07-13-2010 | KP | | | 4 | 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 | 0.030 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | 1.1000 | 0.84 | 1,100 |
| | | | | | Total Card Land Units | 0.95 | AC | Parcel Total Land Area | | | | 0.95 | Total Land Value | | | 351,100 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|-------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1336 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 11 | Clapboard | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 03 | Gable | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | 14 | Carpet | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 03 | Central | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 1 | | | | |
| Extra Fixtures | 1 | | | | |
| Total Rooms | 8 | | | | |
| Bath Style | 03 | Modern | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 1336 | | | | |
| FBM Quality | 03 | Average | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 1336 | | | | |

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

| COST / MARKET VALUATION | | |
|--------------------------|---------|---------|
| Net Other Adj | | 661,443 |
| Replace Cost | | 72,065 |
| Year Built | | 2008 |
| Effective Year Built | | 2011 |
| Depreciation Code | | A |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | 10 | |
| Functional Obsol | | |
| External Obsol | | |
| Trend Factor | 1.000 | |
| Condition | | |
| Condition % | | |
| Percent Good | 90 | |
| Cns Sect Rcnld | 660,200 | |
| 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 |
|------|---------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SPL2 | Ing Pool-Good | L | 820 | 89.00 | 2021 | G | 85 | B | 1.50 | 93,000 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,357 | 1,357 | 1,357 | 204.46 | 277,458 |
| BSM | Basement | 0 | 1,336 | 267 | 40.86 | 54,592 |
| DCK | Deck | 0 | 144 | 14 | 19.88 | 2,863 |
| FAT | Finished Attic | 167 | 555 | 167 | 61.52 | 34,146 |
| FGR | Garage | 0 | 555 | 222 | 81.79 | 45,391 |
| FOP | Open Porch | 0 | 55 | 8 | 29.74 | 1,636 |
| FUS | Finished Upper Story | 1,200 | 1,200 | 1,200 | 204.46 | 245,357 |
| Ttl Gross Liv / Lease Area | | 2,724 | 5,202 | 3,235 | | 661,443 |

