

| CURRENT OWNER  |            | TOPO                     |               | UTILITIES  |            | STRT / ROAD   |                        | LOCATION  |        | CURRENT ASSESSMENT |            |                                |                  | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |       |                    |            |         |          |         |
|--|------------|--------------------------|---------------|--|------------|---|------------------------|---|--------|--------------------|------------|--------------------------------|------------------|---|-------|--------------------|------------|---------|----------|---------|
| WEST CHRISTOPHER B<br>WEST MAUREEN<br>71 PINE ST<br><br>DUXBURY MA 02332 |            | 0                        | Water         | 0  | Two-Way    | 0   | Average                | Description   | Code   | Appraised          | Assessed   |                                |                  |   |       |                    |            |         |          |         |
|  |            | 0                        | Septic        | 0  | Paved      | 0   | Average                | RESIDNTL  | 1010   | 413,700            | 413,700    |                                |                  |   |       |                    |            |         |          |         |
|  |            | <b>SUPPLEMENTAL DATA</b> |               | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 1862<br>Total Acres .918<br>Chapter Lan<br>GIS ID F_857379_2834406 |            | Cyclical 2<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# |                        | RES LAND  | 1010   | 350,000            | 350,000    |                                |                  |   |       |                    |            |         |          |         |
|  |            |                          |               |  |            |   |                        | RESIDNTL  | 1010   | 34,400             | 34,400     |                                |                  |   |       |                    |            |         |          |         |
|  |            |                          |               |  |            |   |                        | Total   |        | 798,100            | 798,100    |                                |                  |   |       |                    |            |         |          |         |
| RECORD OF OWNERSHIP  |            | BK-VOL/PAGE              |               | SALE DATE  |            | Q/U V/I   |                        | SALE PRICE  |        | VC                 |            | PREVIOUS ASSESSMENTS (HISTORY) |                  |   |       |                    |            |         |          |         |
| WEST CHRISTOPHER B   |            | 9267                     | 0275          | 07-27-1989   |            | Q   | I                      | 100   |        | 00                 | Year       | Code                           | Assessed         | Year  | Code  | Assessed           | Year       | Code    | Assessed |         |
|  |            |                          |               |  |            |   |                        |   |        |                    |            | 2023                           | 1010             | 328,000                                     | 2022  | 1010               | 274,100    | 2021    | 1010     | 273,600 |
|  |            |                          |               |  |            |   |                        |   |        |                    |            |                                | 1010             | 364,000                                     |       | 1010               | 300,000    |         | 1010     | 250,000 |
|  |            |                          |               |  |            |   |                        |   |        |                    |            |                                | 1010             | 27,600                                      |       | 1010               | 27,600     |         | 1010     | 27,600  |
|  |            | Total                    |               |  |            |   |                        |   |        |                    |            | Total                          |                  | 719,600                                     | Total |                    | 601,700    | Total   |          | 551,200 |
| 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  |            |                          |               |  |            |   |                        |   |        |                    |            |                                |                  |   |       |                    |            |         |          |         |
|  |            |                          |               |  |            |   |                        |   |        |                    |            |                                |                  |   |       |                    |            |         |          |         |
| 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     |            |         |          |         |
| 13203  | 05-18-1994 | NC                       | New Construct | 10,000   | 09-14-1995 | 100   |                        | 16X32 ING POOL VYNL   |        |                    | 11-14-2022 | SJT                            | 10               |   | 01    | Measure - No Entry |            |         |          |         |
|  |            |                          |               |  |            |   |                        |   |        |                    | 04-12-2013 | VGS                            |                  |   | 20    | Field Review       |            |         |          |         |
|  |            |                          |               |  |            |   |                        |   |        |                    | 08-07-2007 | 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    |         |          |         |
| Total Card Land Units  |            |                          |               |  | 0.92       | AC  | Parcel Total Land Area |   |        |                    |            | 0.92                           | Total Land Value |   |       |                    |            | 350,000 |          |         |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element             | Cd   | Description   | Element                         | Cd   | Description |
| Style               | 04   | Cape Cod      | Bsmt Area                       | 1064 |             |
| Model               | 01   | Residential   | Bsmt Type                       | 04   |             |
| Grade               | 06   | Good          | Unfin Area                      | 0.00 | Full        |
| Stories             | 1.75 |               |                                 |      |             |
| Occupancy           | 1    |               | <b>CONDO DATA</b>               |      |             |
| Exterior Wall 1     | 14   | Wood Shingle  | Parcel Id                       |      | C           |
| Exterior Wall 2     |      |               |                                 |      | B           |
| Roof Structure      | 03   | Gable         | Adjust Type                     | Code | Description |
| Roof Cover          | 03   | Asphalt       | Condo Flr                       |      |             |
| Interior Wall 1     | 05   | Drywall       | Condo Unit                      |      |             |
| Interior Wall 2     |      |               | <b>COST / MARKET VALUATION</b>  |      |             |
| Interior Floor 1    | 12   | Hardwood      |                                 |      | 521,520     |
| Interior Floor 2    |      |               | Net Other Adj                   |      | 22,765      |
| Heat Fuel           | 02   | Oil           | Replace Cost                    |      | 544,286     |
| Heat Type           | 05   | Hot Water     | Year Built                      |      | 1989        |
| AC Type             | 01   | None          | Effective Year Built            |      | 1997        |
| Bedrooms            | 3    |               | Depreciation Code               |      | A           |
| Full Baths          | 1    |               | Remodel Rating                  |      |             |
| Half Baths          | 1    |               | Year Remodeled                  |      |             |
| Extra Fixtures      | 0    |               | Depreciation %                  |      | 24          |
| Total Rooms         | 6    |               | Functional Obsol                |      |             |
| Bath Style          | 02   | Average       | External Obsol                  |      |             |
| Kitchen Style       | 02   | Average       | Trend Factor                    |      | 1.000       |
| Extra Kitchens      | 0    |               | Condition                       |      |             |
| Fireplaces          | 1    |               | Condition %                     |      |             |
| Extra Openings      | 0    |               | Percent Good                    |      | 76          |
| Gas Fireplaces      | 0    |               | Cns Sect Rcnld                  |      | 413,700     |
| Sq Ft Fin Bsmt      | 144  |               | Dep % Ovr                       |      |             |
| FBM Quality         | 04   | Above Average | Dep Ovr Comment                 |      |             |
| Foundation          | 06   | Poured Conc   | Misc Imp Ovr                    |      |             |
| Bsmt Garage         | 2    |               | Misc Imp Ovr Comment            |      |             |
| Bsmt Area           | 1064 |               | Cost to Cure Ovr                |      |             |
|                     |      |               | Cost to Cure Ovr Comment        |      |             |

|                            |           |
|----------------------------|-----------|
| <b>DCK</b>                 | <b>12</b> |
| <b>38</b>                  |           |
| <b>TQS<br/>BAS<br/>BSM</b> | <b>28</b> |
| <b>38</b>                  |           |
| <b>FOP</b>                 | <b>6</b>  |
| <b>38</b>                  |           |

| 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   | 512   | 89.00      | 1994   | A        | 70   | C     | 1.00       | 31,900      |
| SHD1   | Shed          | L   | 128   | 21.00      | 1998   | A        | 70   | C     | 1.00       | 1,900       |
| SHD1   | Shed          | L   | 42    | 21.00      | 1998   | A        | 70   | C     | 1.00       | 600         |

| BUILDING SUB-AREA SUMMARY SECTION |                     |             |            |          |           |                |  |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description         | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor         | 1,064       | 1,064      | 1,064    | 242.01    | 257,493        |  |
| BSM                               | Basement            | 0           | 1,064      | 213      | 48.45     | 51,547         |  |
| DCK                               | Deck                | 0           | 456        | 46       | 24.41     | 11,132         |  |
| FOP                               | Open Porch          | 0           | 228        | 34       | 36.09     | 8,228          |  |
| TQS                               | Three Quarter Story | 798         | 1,064      | 798      | 181.50    | 193,120        |  |
| Ttl Gross Liv / Lease Area        |                     | 1,862       | 3,876      | 2,155    |           | 521,520        |  |

