

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|--------------------------|--|------|------------|--------------|-----------|--------------------|------|-----------|-----------|------------------------|
| BROWN JEFFREY | | | 0 Water | 0 Cul-De-Sac | 0 Good | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| RODYN JAYMIE | | | 0 Septic | 0 Paved | 0 Average | RESIDNTL | 1010 | 422,900 | 422,900 | |
| 71 CHANDLER MILL DR | | | | 0 None | | RES LAND | 1010 | 539,400 | 539,400 | |
| DUXBURY MA 02332 | | | | | | RESIDNTL | 1010 | 39,800 | 39,800 | |
| SUPPLEMENTAL DATA | | | | | | | | | | VISION |
| Alt Prcl ID | | | Cyclical 2 | | | | | | | |
| Scnd Home | | | Exemption | | | | | | | |
| Tax Class T | | | W | | | | | | | |
| Tot Fin Area 2136 | | | District | | | | | | | |
| Total Acres 4.500 | | | Res Exem | | | | | | | |
| Chapter Lan | | | Assoc Pid# | | | | | | | |
| GIS ID F_857752_2836182 | | | | | | | | | | |
| | | | | | | Total | | 1,002,100 | 1,002,100 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|---------|
| BROWN JEFFREY | | 55771 26 | 10-01-2021 | Q | I | 1,075,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | |
| UPHAM DANIEL M | | 20159 0209 | 07-10-2001 | U | I | 1 | 1F | 2023 | 1010 | 320,200 | 2022 | 1010 | 277,100 | | |
| | | | | | | | | | 1010 | 610,000 | | 1010 | 391,900 | | |
| | | | | | | | | | 1010 | 16,100 | | 1010 | 16,100 | | |
| | | | | | | | | Total | | 946,300 | Total | | 685,100 | Total | 671,900 |

| 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 | | | | |
| 0060 | | | | | Appraised Bldg. Value (Card) | 422,900 | | |
| | | | | | Appraised Xf (B) Value (Bldg) | 0 | | |
| | | | | | Appraised Ob (B) Value (Bldg) | 39,800 | | |
| | | | | | Appraised Land Value (Bldg) | 539,400 | | |
| | | | | | Special Land Value | 0 | | |
| | | | | | Total Appraised Parcel Value | 1,002,100 | | |
| | | | | | Valuation Method | C | | |
| | | | | | Total Appraised Parcel Value | 1,002,100 | | |

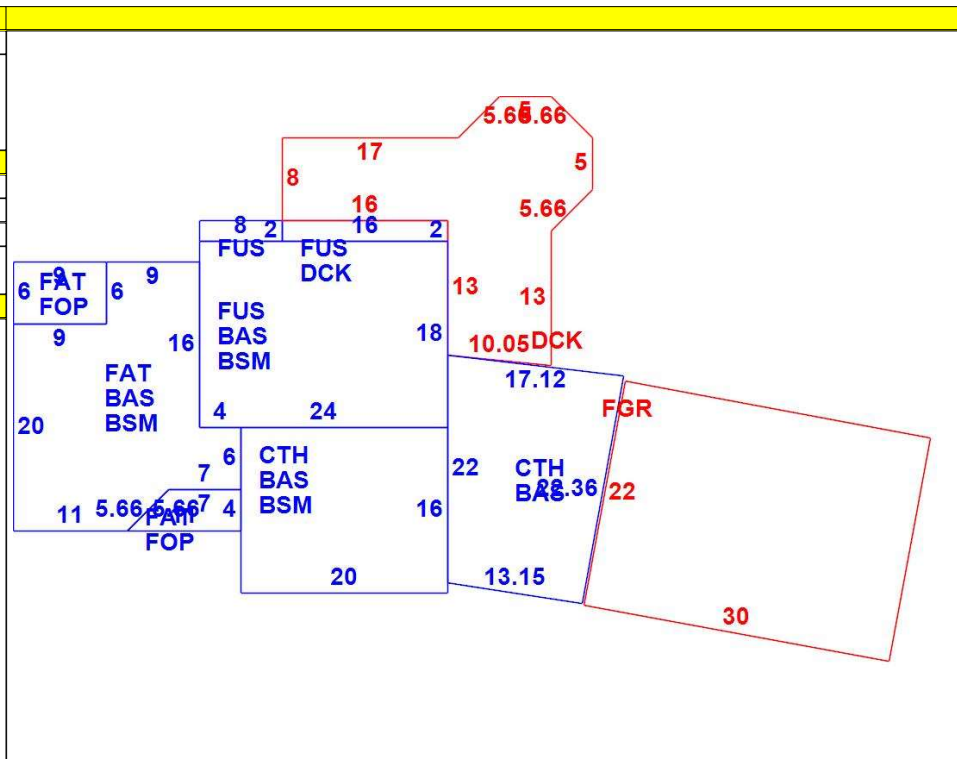
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|---------------|--------|------------|--------|-----------|--------------------|--|------------------------|-----|------|----|----|-----------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpose/Result |
| 13219 | 05-26-1994 | NC | New Construct | 2,000 | 09-14-1995 | 100 | | 10X12 POOL SHED | | 11-10-2021 | SJD | 9 | 1 | 07 | Measure - Info @ Door |
| 13218 | 05-26-1994 | NC | New Construct | 11,000 | 09-14-1995 | 100 | | 18X36 HTD ING POOL | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 10-02-2012 | SJD | 7 | 1 | 00 | Measure & Listed |
| | | | | | | | | | | 08-07-2007 | BSB | | | 01 | Measure - No Entry |

| 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 | 0060 | 1.341 | | | 1.0000 | 11.74 | 469,400 |
| 1 | 1010 | Single Family | RC | Residual | 3.437 AC | 35,000.00 | 0.43121 | 5 | 1.00 | 0060 | 1.341 | | | 1.0000 | 0.46 | 69,600 |
| 1 | 1010 | Single Family | RC | Undevelop | 0.145 AC | 2,000.00 | 1.00000 | 0 | 1.00 | 0060 | 1.341 | | | 1.0000 | 0.06 | 400 |
| Total Card Land Units | | | | | 4.50 | AC | Parcel Total Land Area | | | | | 4.50 | Total Land Value | | | 539,400 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|-------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 1170 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 1.75 | | | | |
| 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 | 07 | Pine/Wood | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | 14 | Carpet | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type | 05 | Hot Water | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 3 | | | | |
| Full Baths | 3 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 0 | | | | |
| Total Rooms | 8 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 820 | | | | |
| FBM Quality | 03 | Average | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 1170 | | | | |

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

| COST / MARKET VALUATION | | |
|--------------------------|---------|--|
| Net Other Adj | 47,450 | |
| Replace Cost | 579,259 | |
| Year Built | 1983 | |
| Effective Year Built | 1994 | |
| Depreciation Code | A | |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | 27 | |
| Functional Obsol | | |
| External Obsol | | |
| Trend Factor | 1.000 | |
| Condition | | |
| Condition % | | |
| Percent Good | 73 | |
| Cns Sect Rcnd | 422,900 | |
| 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 |
|------|----------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SHD1 | Shed | L | 96 | 21.00 | 1994 | F | 55 | C | 1.00 | 1,100 |
| SPL1 | Ing Pool - Ave | L | 800 | 64.00 | 1994 | F | 55 | C | 1.00 | 28,200 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2022 | 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 | 1,504 | 1,504 | 1,504 | 192.89 | 290,113 |
| BSM | Basement | 0 | 1,170 | 234 | 38.58 | 45,137 |
| CTH | Cathedral Ceiling | 0 | 654 | 65 | 19.17 | 12,538 |
| DCK | Deck | 0 | 439 | 44 | 19.33 | 8,487 |
| FAT | Finished Attic | 152 | 508 | 152 | 57.72 | 29,320 |
| FGR | Garage | 0 | 660 | 264 | 77.16 | 50,924 |
| FOP | Open Porch | 0 | 90 | 14 | 30.01 | 2,701 |
| FUS | Finished Upper Story | 480 | 480 | 480 | 192.89 | 92,589 |
| Ttl Gross Liv / Lease Area | | 2,136 | 5,505 | 2,757 | | 531,809 |

