

| CURRENT OWNER | | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | |
|--|--|--|-------------------|-----------|-------------|----------|---|---------|-------------|----------|-----------|-----------|------------------------|
| SUMMER HAZE LLC | | | 0 | Water | 0 | Arterial | 0 | Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| 145 SUMMER ST | | | 0 | No Sewer | 0 | Paved | 0 | Average | COMMERC. | 3260 | 703,200 | 703,200 | |
| DUXBURY MA 02332 | | | | | 0 | Heavy | | | COM LAND | 3260 | 633,500 | 633,500 | |
| Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 4970 Total Acres 3.938 Chapter La GIS ID F_861963_2847070 | | | SUPPLEMENTAL DATA | | | | Cyclical Exemption W District Res Exem | 10 | | COMMERC. | 3260 | 39,300 | |
| | | | | | | | | | | Total | 1,376,000 | 1,376,000 | |

VISION

| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | |
|--------------------------|-------|------|-------------|-----------|-----|-----------|------------|-------|--------------------------------|----------|-----------|-------|----------|
| SUMMER HAZE LLC | 55496 | 278 | 08-17-2021 | U | I | 1,300,000 | 1C | Year | Code | Assessed | Year | Code | Assessed |
| SERPENTINE COMPANIES LLC | 37998 | 0227 | 12-04-2009 | U | I | 15,000 | 1O | 2023 | 3260 | 555,900 | 2022 | 3260 | 561,200 |
| NANTUXBURY LLC | 35054 | 0158 | 09-07-2007 | Q | I | 1,050,000 | 00 | | 3260 | 640,500 | 2021 | 3260 | 612,600 |
| DUBCO REALTY TRUST | 19310 | 0076 | 01-30-2001 | Q | I | 550,000 | 00 | | 3260 | 24,700 | | 3260 | 24,700 |
| L & C RLTY TRUST | 14324 | 0339 | 04-30-1996 | Q | I | 275,000 | 00 | Total | 1,221,100 | Total | 1,198,500 | Total | 792,500 |

| EXEMPTIONS | | | OTHER ASSESSMENTS | | | | | |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int |
| Total | | | 0.00 | | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD | | | |
|------------------------|-----------|---|---------|
| Nbhd | Nbhd Name | B | Tracing |
| 0050 | | | Batch |

| APPRAISED VALUE SUMMARY | | | |
|-------------------------------|-----------|--|--|
| Appraised Bldg. Value (Card) | 703,200 | | |
| Appraised Xf (B) Value (Bldg) | 0 | | |
| Appraised Ob (B) Value (Bldg) | 39,300 | | |
| Appraised Land Value (Bldg) | 633,500 | | |
| Special Land Value | 0 | | |
| Total Appraised Parcel Value | 1,376,000 | | |
| Valuation Method | C | | |
| Total Appraised Parcel Value | 1,376,000 | | |

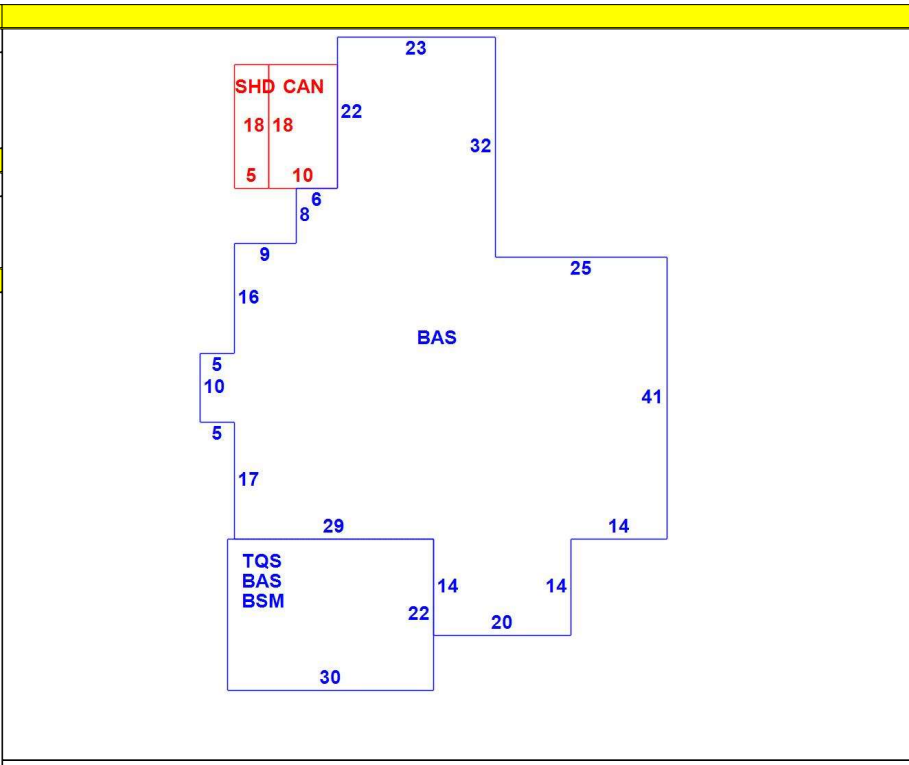
| BUILDING PERMIT RECORD | | | | | | | | VISIT / CHANGE HISTORY | | | | | | |
|------------------------|------------|------|---------------|--------|-----------|--------|------------|--------------------------|------------|-----|------|----|----|--------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result |
| CBP-20-13 | 03-11-2020 | MN | Maintenance | 9,430 | | 100 | 04-21-2020 | REPLACE 766 SF RUBBER RO | 11-19-2021 | SJD | 9 | | 01 | Measure - No Entry |
| 61 | 06-13-2006 | MS | Miscellaneous | 3,600 | | 100 | | ROOF | 05-22-2014 | DG | | | 00 | Measure & Listed |
| 1 | 01-04-2006 | MS | Miscellaneous | 4,500 | | 100 | | ROOF | 04-12-2013 | VGS | | | 20 | Field Review |
| 20000333 | 08-25-2000 | MN | Maintenance | 2,875 | | 100 | | REPAIR ROOF UTIL BLD | | | | | | |
| 19990456 | 10-01-1999 | NC | New Construct | 7,900 | | 100 | | HANDICAP BATHROOM | | | | | | |
| 15074 | 08-05-1998 | NC | New Construct | | | 100 | | TEMPORARY TENT | | | | | | |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | |
|-----------------------------|----------|-------------|------|-----------|------------|---------------|------------------------------|------------|-------|-------|----------|------------------|---------------------|---------------|------------|
| B | Use Code | Description | Zone | Land Type | Land Units | Unit Price | I. Factor | Site Index | Cond. | Nbhd. | Nbhd Adj | Notes | Location Adjustment | Adj Unit Pric | Land Value |
| 1 | 3260 | Rest/Clubs | NB | Primary | 43,560 | SF 9.10 | 1.00000 | C | 1.00 | 1070 | 1.000 | | 0 | 9.10 | 396,400 |
| 1 | 3260 | Rest/Clubs | RC | Residual | 2.020 | AC 36,400.00 | 0.84495 | C | 1.00 | 1070 | 1.000 | | 0 | 0.71 | 62,100 |
| 1 | 3260 | Rest/Clubs | RC | Secondary | 0.918 | AC 190,590.00 | 1.00000 | 0 | 1.00 | 1070 | 1.000 | | 0 | 4.38 | 175,000 |
| Total Card Land Units | | | | | 3.94 | AC | Parcel Total Land Area: 3.94 | | | | | Total Land Value | | 633,500 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|---------|--------------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 30 | Restaurant | | | |
| Model | 94 | Commercial | | | |
| Grade | 04 | Above Ave | | | |
| Stories | 1 | | | | |
| Occupancy | 1.00 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 03 | Gable | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 07 | Pine/Wood | | | |
| Interior Wall 2 | 05 | Drywall | | | |
| Interior Floor 1 | 14 | Carpet | | | |
| Interior Floor 2 | 05 | Vinyl | | | |
| Heating Fuel | 03 | Gas | | | |
| Heating Type | 04 | Forced Air-Duc | | | |
| AC Type | 03 | Central | | | |
| Use Type | 2 | Retail | | | |
| Bldg Use | 3260 | Rest/Clubs | | | |
| Total Rooms | 0 | | | | |
| Total Baths | 0 | | | | |
| SF Finish Bsmt | | | | | |
| Lighting Class | 03 D | Average Class D | | | |
| Heat/AC | 00 | None | | | |
| Pct Heated | 0 | | | | |
| Baths/Plumbing | 02 | Average | | | |
| Ceiling/Wall | 06 | Ceil & Walls | | | |
| Rooms/Prtns | 02 | Average | | | |
| Wall Height | 7.00 | | | | |
| Base Floor | 0.00 | | | | |
| 1st Floor Use | | | | | |

| MIXED USE | | |
|-----------|-------------|------------|
| Code | Description | Percentage |
| 3260 | Rest/Clubs | 100 |
| | | 0 |
| | | 0 |

| COST / MARKET VALUATION | | |
|--------------------------|--|-----------|
| RCN | | 1,081,772 |
| Year Built | | 1741 |
| Effective Year Built | | 1986 |
| Depreciation Code | | A |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | | 35 |
| Functional Obsol | | |
| External Obsol | | |
| Trend Factor | | 1.000 |
| Condition | | |
| Condition % | | |
| Percent Good | | 65 |
| Cns Sect Rcnd | | 703,200 |
| 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 | % Good | Grade | Grade Adj | Appr. Value |
| PAV1 | Paving - Asphal | L | 24,000 | 4.00 | 1980 | P | 35 | C | 1.00 | 33,600 |
| SHD1 | Shed | L | 144 | 21.00 | 1988 | A | 70 | C | 1.00 | 2,100 |
| PTO | Patio | L | 420 | 15.00 | 2014 | F | 55 | C | 1.00 | 3,500 |
| SGN2 | DOUBLE SIDE | L | 1 | 129.00 | 2014 | F | 55 | C | 1.00 | 100 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 4,387 | 4,387 | 4,387 | 213.62 | 937,151 | |
| BSM | Basement | 0 | 660 | 132 | 42.72 | 28,198 | |
| CAN | Canopy | 0 | 180 | 18 | 21.36 | 3,845 | |
| SHD | Attached Shed | 0 | 90 | 32 | 75.95 | 6,836 | |
| TQS | Three Quarter Story | 495 | 660 | 495 | 160.22 | 105,742 | |
| Ttl Gross Liv / Lease Area | | 4,882 | 5,977 | 5,064 | | 1,081,772 | |

