

| CURRENT OWNER                 |            | TOPO  |             | UTILITIES   |            | STRT / ROAD            |            | LOCATION  |          | CURRENT ASSESSMENT            |           |                                |          | 905<br>DUXBURY, MA  |                  |            |  |
|-------------------------------|------------|---|-------------|---|------------|------------------------|------------|---|----------|-------------------------------|-----------|--------------------------------|----------|---------------------|------------------|------------|--|
| Description                   |            | Code  |             | Appraised   |            | Assessed               |            |   |          |                               |           |                                |          |                     |                  |            |  |
| RICCIO JOHN J                 |            | 0   | Water       | 0   | Two-Way    | 0                      | Average    | RESIDNTL  |          | 1010                          | 523,200   | 523,200                        |          | VISION              |                  |            |  |
| RICCIO ROSEMARY A             |            | 0   | No Sewer    | 0   | Paved      | 0                      | Average    | RES LAND  |          | 1010                          | 350,400   | 350,400                        |          |                     |                  |            |  |
| 25 MOUNT HOPE CIR             |            | <b>SUPPLEMENTAL DATA</b>  |             |   |            |                        |            |   |          |                               |           |                                |          |                     |                  |            |  |
| DUXBURY MA 02332              |            | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2440<br>Total Acres .923<br>Chapter Lan |             | Cyclical 3<br>Exemption W<br>District<br>Res Exem |            | Assoc Pid#             |            |   |          |                               |           |                                |          |                     |                  |            |  |
| GIS ID F_868228_2847737       |            |   |             |   |            |                        |            | Total   |          | 873,600                       |           | 873,600                        |          |                     |                  |            |  |
| RECORD OF OWNERSHIP           |            | BK-VOL/PAGE   |             | SALE DATE   |            | Q/U V/I                |            | SALE PRICE  |          | VC                            |           | PREVIOUS ASSESSMENTS (HISTORY) |          |                     |                  |            |  |
| RICCIO JOHN J & ROSEMARY A TT |            | LCC   | 134990      | 01-20-2023  |            | U                      | I          | 1   |          | 1A                            | Year      | Code                           | Assessed | Year                | Code             | Assessed   |  |
| RICCIO JOHN J                 |            | LCC   | 83210       | 06-30-1992  |            | Q                      | I          | 257,500   |          | 00                            | 2023      | 1010                           | 399,700  | 2022                | 1010             | 366,400    |  |
|                               |            |   |             |   |            |                        |            |   |          |                               |           | 1010                           | 364,400  | 2021                | 1010             | 300,300    |  |
|                               |            | Total   |             |   |            |                        |            |   |          |                               | 764,100   |                                | Total    |                     | 666,700          |            |  |
|                               |            |   |             |   |            |                        |            |   |          |                               | Total     |                                | Total    |                     | 580,600          |            |  |
| 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   |          | Appraised Bldg. Value (Card)  |           |                                | 523,200  |                     |                  |            |  |
| 0050                          |            |   |             |   |            |                        |            |   |          | Appraised Xf (B) Value (Bldg) |           |                                | 0        |                     |                  |            |  |
|                               |            |   |             |   |            |                        |            |   |          | Appraised Ob (B) Value (Bldg) |           |                                | 0        |                     |                  |            |  |
|                               |            |   |             |   |            |                        |            |   |          | Appraised Land Value (Bldg)   |           |                                | 350,400  |                     |                  |            |  |
|                               |            |   |             |   |            |                        |            |   |          | Special Land Value            |           |                                | 0        |                     |                  |            |  |
|                               |            |   |             |   |            |                        |            |   |          | Total Appraised Parcel Value  |           |                                | 873,600  |                     |                  |            |  |
|                               |            |   |             |   |            |                        |            |   |          | Valuation Method              |           |                                | C        |                     |                  |            |  |
|                               |            |   |             |   |            |                        |            |   |          | Total Appraised Parcel Value  |           |                                | 873,600  |                     |                  |            |  |
| 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   |            |  |
| QP-19-294                     | 11-20-2019 | MN  |             | 28,988  |            | 100                    | 12-10-2019 | REPLACE 14 WINDOWS  |          | 09-10-2018                    | SJD       |                                |          | 20                  | Field Review     |            |  |
| 499                           | 09-23-2003 | MN  | Maintenance | 3,500   |            | 100                    |            | REPL 7 WNDWS & TRIM   |          | 04-12-2013                    | VGS       |                                |          | 20                  | Field Review     |            |  |
|                               |            |   |             |   |            |                        |            |   |          | 08-08-2007                    | 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   | PD          | Primary   | 40,000 SF  | 8.75                   | 1.00000    | 5   | 1.00     | 0050                          | 1.000     |                                |          | 1.0000              | 8.75             | 350,000    |  |
| 1                             | 1010       | Single Family   | PD          | Residual  | 0.005 AC   | 35,000.00              | 1.92307    | 5   | 1.00     | 0050                          | 1.000     |                                |          | 1.0000              | 1.77             | 400        |  |
| Total Card Land Units         |            |   |             |   | 0.92 AC    | Parcel Total Land Area |            |   |          |                               | 0.92      | Total Land Value               |          |                     |                  | 350,400    |  |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element             | Cd   | Description   | Element                         | Cd   | Description |
| Style               | 03   | Colonial      | Bsmt Area                       | 1320 |             |
| Model               | 01   | Residential   | Bsmt Type                       | 04   |             |
| Grade               | 06   | Good          | Unfin Area                      | 0.00 | Full        |
| Stories             | 2    |               |                                 |      |             |
| 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                       |      | Factor%     |
| Interior Wall 1     | 05   | Drywall       | Condo Unit                      |      |             |
| Interior Wall 2     |      |               | <b>COST / MARKET VALUATION</b>  |      |             |
| Interior Floor 1    | 12   | Hardwood      |                                 |      | 598,178     |
| Interior Floor 2    |      |               | Net Other Adj                   |      | 39,875      |
| Heat Fuel           | 02   | Oil           | Replace Cost                    |      | 638,053     |
| Heat Type           | 05   | Hot Water     | Year Built                      |      | 1985        |
| AC Type             | 01   | None          | Effective Year Built            |      | 2003        |
| Bedrooms            | 4    |               | Depreciation Code               |      | G           |
| Full Baths          | 2    |               | Remodel Rating                  |      |             |
| Half Baths          | 1    |               | Year Remodeled                  |      |             |
| Extra Fixtures      | 0    |               | Depreciation %                  |      | 18          |
| Total Rooms         | 7    |               | 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                    |      | 82          |
| Gas Fireplaces      | 0    |               | Cns Sect Rcnld                  |      | 523,200     |
| Sq Ft Fin Bsmt      | 480  |               | Dep % Ovr                       |      |             |
| FBM Quality         | 04   | Above Average | Dep Ovr Comment                 |      |             |
| Foundation          | 06   | Poured Conc   | Misc Imp Ovr                    |      |             |
| Bsmt Garage         | 0    |               | Misc Imp Ovr Comment            |      |             |
| Bsmt Area           | 1320 |               | Cost to Cure Ovr                |      |             |
|                     |      |               | Cost to Cure Ovr Comment        |      |             |

|   |  |   |   |    |    |   |  |                                       |  |                                  |  |
|---|--|---|---|----|----|---|--|---------------------------------------|--|----------------------------------|--|
| <p><b>FGR</b></p> <p style="text-align: center;">22</p>                 | <table border="1"> <tr> <td style="width: 50%; text-align: center;"> <p><b>DCK</b></p> <p style="text-align: center;">14</p> </td> <td style="width: 50%; text-align: center;"> <p><b>BAS<br/>BSM</b></p> <p style="text-align: center;">14</p> </td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">20</td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p><b>FUS<br/>BAS<br/>BSM</b></p> <p style="text-align: center;">22</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p style="text-align: center;">40</p> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p><b>FUS</b>      40      2</p> </td> </tr> </table> | <p><b>DCK</b></p> <p style="text-align: center;">14</p> | <p><b>BAS<br/>BSM</b></p> <p style="text-align: center;">14</p> | 20 | 20 | <p><b>FUS<br/>BAS<br/>BSM</b></p> <p style="text-align: center;">22</p> |  | <p style="text-align: center;">40</p> |  | <p><b>FUS</b>      40      2</p> |  |
| <p><b>DCK</b></p> <p style="text-align: center;">14</p>                 | <p><b>BAS<br/>BSM</b></p> <p style="text-align: center;">14</p>  |   |   |    |    |   |  |                                       |  |                                  |  |
| 20  | 20   |   |   |    |    |   |  |                                       |  |                                  |  |
| <p><b>FUS<br/>BAS<br/>BSM</b></p> <p style="text-align: center;">22</p> |  |   |   |    |    |   |  |                                       |  |                                  |  |
| <p style="text-align: center;">40</p>                                   |  |   |   |    |    |   |  |                                       |  |                                  |  |
| <p><b>FUS</b>      40      2</p>  |  |   |   |    |    |   |  |                                       |  |                                  |  |

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

| BUILDING SUB-AREA SUMMARY SECTION |                      |             |            |          |           |                |  |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description          | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor          | 1,320       | 1,320      | 1,320    | 204.44    | 269,855        |  |
| BSM                               | Basement             | 0           | 1,320      | 264      | 40.89     | 53,971         |  |
| DCK                               | Deck                 | 0           | 280        | 28       | 20.44     | 5,724          |  |
| FGR                               | Garage               | 0           | 484        | 194      | 81.94     | 39,660         |  |
| FUS                               | Finished Upper Story | 1,120       | 1,120      | 1,120    | 204.44    | 228,968        |  |
| Ttl Gross Liv / Lease Area        |                      | 2,440       | 4,524      | 2,926    |           | 598,178        |  |

