

| CURRENT OWNER                  |  | TOPO  | UTILITIES  | STRT / ROAD | LOCATION  | CURRENT ASSESSMENT |         |           |          |                        |
|--------------------------------|--|---|------------|-------------|---|--------------------|---------|-----------|----------|------------------------|
| COSGROVE DAVID S & JASMINE P T |  |   | 0 Water    | 0 Feeder    | 0 Average   | Description        | Code    | Appraised | Assessed | 905<br><br>DUXBURY, MA |
| DJCOSGROVE FAMILY REALTY TRU   |  |   | 0 No Sewer | 0 Paved     | 0 Average   | RESIDNTL           | 1010    | 560,900   | 560,900  |                        |
| 157 KING PHILLIPS PATH         |  | <b>SUPPLEMENTAL DATA</b>  |            |             | RES LAND  | 1010               | 353,500 | 353,500   |          |                        |
| DUXBURY MA 02332               |  | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 3200<br>Total Acres 1.018<br>Chapter Lan<br>GIS ID F_862110_2844704 |            |             | Cyclical 4<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# | RESIDNTL           | 1010    | 2,500     | 2,500    |                        |
|                                |  |   |            |             |   | Total              |         | 916,900   | 916,900  | <b>VISION</b>          |

| RECORD OF OWNERSHIP             |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |       |          |         |       |          |         |      |          |
|---------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|-------|----------|---------|-------|----------|---------|------|----------|
| FISHER MICHAEL S & CHRISTINA D  |  | 58297 164   | 09-21-2023 | Q   | I   | 1,200,000  | 00 | Year                           | Code  | Assessed | Year    | Code  | Assessed | Year    | Code | Assessed |
| COSGROVE DAVID S & JASMINE P TT |  | 48400 0304  | 05-09-2017 | U   | I   | 100        | 1A | 2023                           | 1010  | 444,100  | 2022    | 1010  | 406,500  | 2021    | 1010 | 345,300  |
| COSGROVE DAVID S                |  | 38575 0187  | 05-28-2010 | U   | I   | 495,000    | 1  |                                | 1010  | 367,600  |         | 1010  | 303,000  |         | 1010 | 252,500  |
| LARAMEE ELLEN J TRS             |  | 31599 0281  | 10-26-2005 | U   | I   | 1          | 1F |                                | 1010  | 1,600    |         | 1010  | 1,600    |         | 1010 | 1,600    |
|                                 |  |             |            |     |     | Total      |    | 813,300                        | Total |          | 711,100 | Total |          | 599,400 |      |          |

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

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

| NOTES   |  |  |         |
|---|--|--|---------|
| This signature acknowledges a visit by a Data Collector or Assessor |  |  |         |
| APPRAISED VALUE SUMMARY   |  |  |         |
| Appraised Bldg. Value (Card)  |  |  | 560,900 |
| Appraised Xf (B) Value (Bldg)                                       |  |  | 0       |
| Appraised Ob (B) Value (Bldg)                                       |  |  | 2,500   |
| Appraised Land Value (Bldg)   |  |  | 353,500 |
| Special Land Value  |  |  | 0       |
| Total Appraised Parcel Value  |  |  | 916,900 |
| Valuation Method  |  |  | C       |
| Total Appraised Parcel Value  |  |  | 916,900 |

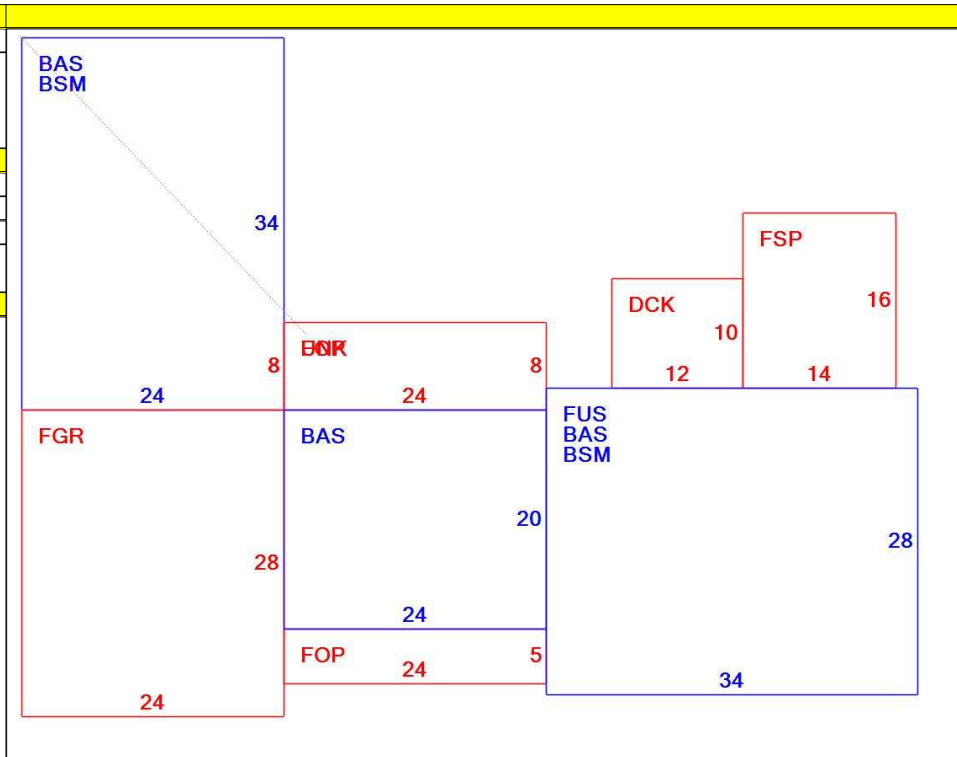
| BUILDING PERMIT RECORD |            |      |             |        |            |        |           | VISIT / CHANGE HISTORY |            |     |      |    |    |                |
|------------------------|------------|------|-------------|--------|------------|--------|-----------|------------------------|------------|-----|------|----|----|----------------|
| Permit Id              | Issue Date | Type | Description | Amount | Insp Date  | % Comp | Date Comp | Comments               | Date       | Id  | Type | Is | Cd | Purpose/Result |
| 2016                   | 08-09-2016 | MN   | Maintenance | 27,405 |            | 100    |           | STRIP & REROOF         | 04-12-2013 | VGS |      |    | 20 | Field Review   |
| 2015-191               | 08-18-2015 | MN   | Maintenance | 14,229 |            | 100    |           | REPLACE 18 WINDOWS     | 07-05-2011 | KP  |      | 1  | 09 | Total Refusal  |
| 234                    | 11-08-2010 | AD   | Addition    | 97,800 | 07-05-2011 | 100    |           | 34X24 1STY/RM WALL     |            |     |      |    |    |                |
| 483                    | 09-16-2003 | AD   | Addition    | 60,000 |            | 100    |           | FAM RM/GARAGE/DECK     |            |     |      |    |    |                |
| 199903243              | 08-06-1999 | MN   | Maintenance | 2,000  |            | 100    |           | REROOF                 |            |     |      |    |    |                |

| 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  | 0.100 AC   | 35,000.00              | 1.00000  | 5          | 1.00  | 0050  | 1.000     |                  | 1.0000              | 0.80       | 3,500      |
| Total Card Land Units       |          |               |      |           | 1.02 AC    | Parcel Total Land Area |          |            |       |       | 1.02      | Total Land Value |                     |            | 353,500    |

| CONSTRUCTION DETAIL |      |              |            |      | CONSTRUCTION DETAIL (CONTINUED) |  |  |  |  |
|---------------------|------|--------------|------------|------|---------------------------------|--|--|--|--|
| Element             | Cd   | Description  | Element    | Cd   | Description                     |  |  |  |  |
| Style               | 03   | Colonial     | Bsmt Area  | 1768 |                                 |  |  |  |  |
| Model               | 01   | Residential  | Bsmt Type  | 04   |                                 |  |  |  |  |
| Grade               | 05   | Ave/Good     | Unfin Area | 0.00 | Full                            |  |  |  |  |
| Stories             | 2    |              |            |      |                                 |  |  |  |  |
| Occupancy           | 1    |              |            |      |                                 |  |  |  |  |
| Exterior Wall 1     | 14   | Wood Shingle |            |      |                                 |  |  |  |  |
| 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    |      |              |            |      |                                 |  |  |  |  |
| Heat Fuel           | 02   | Oil          |            |      |                                 |  |  |  |  |
| Heat Type           | 05   | Hot Water    |            |      |                                 |  |  |  |  |
| AC Type             | 03   | Central      |            |      |                                 |  |  |  |  |
| Bedrooms            | 5    |              |            |      |                                 |  |  |  |  |
| Full Baths          | 3    |              |            |      |                                 |  |  |  |  |
| Half Baths          | 0    |              |            |      |                                 |  |  |  |  |
| Extra Fixtures      | 3    |              |            |      |                                 |  |  |  |  |
| 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      | 475  |              |            |      |                                 |  |  |  |  |
| FBM Quality         |      |              |            |      |                                 |  |  |  |  |
| Foundation          | 06   | Poured Conc  |            |      |                                 |  |  |  |  |
| Bsmt Garage         | 0    |              |            |      |                                 |  |  |  |  |
| Bsmt Area           | 1768 |              |            |      |                                 |  |  |  |  |

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

| COST / MARKET VALUATION  |  |  |         |  |
|--------------------------|--|--|---------|--|
| Net Other Adj            |  |  | 39,358  |  |
| Replace Cost             |  |  | 737,990 |  |
| Year Built               |  |  | 1974    |  |
| Effective Year Built     |  |  | 1997    |  |
| Depreciation Code        |  |  | G       |  |
| Remodel Rating           |  |  |         |  |
| Year Remodeled           |  |  |         |  |
| Depreciation %           |  |  | 24      |  |
| Functional Obsol         |  |  |         |  |
| External Obsol           |  |  |         |  |
| Trend Factor             |  |  | 1.000   |  |
| Condition                |  |  |         |  |
| Condition %              |  |  |         |  |
| Percent Good             |  |  | 76      |  |
| Cns Sect Rcnld           |  |  | 560,900 |  |
| 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   | 168   | 21.00      | 1985   | A        | 70   | C     | 1.00       | 2,500       |

| BUILDING SUB-AREA SUMMARY SECTION |                      |             |            |          |           |                |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description          | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor          | 2,248       | 2,248      | 2,248    |           |                |
| BSM                               | Basement             | 0           | 1,768      | 354      |           |                |
| DCK                               | Deck                 | 0           | 120        | 12       |           |                |
| FGR                               | Garage               | 0           | 672        | 269      |           |                |
| FOP                               | Open Porch           | 0           | 312        | 47       |           |                |
| FSP                               | Screened Porch       | 0           | 224        | 45       |           |                |
| FUS                               | Finished Upper Story | 952         | 952        | 952      |           |                |
| UNK                               | UNK                  | 0           | 0          | 0        |           |                |
| Ttl Gross Liv / Lease Area        |                      | 3,200       | 6,296      | 3,927    |           |                |



157 KING PHILLIPS PATH