

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|--------------------------|----|-------|--|--------------|---|--------------------|------|-----------|----------|------------------------|
| HUBBS MATTHEW J | | | 0 Water | 0 Cul-De-Sac | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| HUBBS KIMBERLY M | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 522,700 | 522,700 | |
| 8 APPLE HILL LN | | | | 0 Light | | RES LAND | 1010 | 456,700 | 456,700 | |
| | | | | | | RESIDNTL | 1010 | 2,800 | 2,800 | |
| SUPPLEMENTAL DATA | | | | | | | | | | |
| DUXBURY | MA | 02332 | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2488 Total Acres 1.148 Chapter Lan | | Cyclical 4 Exemption W District Res Exem | | | | | VISION |
| | | | GIS ID F_863772_2843433 | | Assoc Pid# | Total | | 982,200 | 982,200 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|-----------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|--|---------|
| HUBBS MATTHEW J | | 34133 0258 | 02-20-2007 | Q | I | 585,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | | |
| MARTIN JEFFREY A | | 13932 0327 | 10-31-1995 | Q | I | 256,000 | 00 | 2023 | 1010 | 408,500 | 2022 | 1010 | 382,900 | | | |
| BAYRAMSHIAN RICHARD J | | 5070 0210 | 08-03-1993 | Q | V | 230,000 | 00 | | 1010 | 490,200 | 2021 | 1010 | 311,500 | | | |
| | | | | | | | | Total | | 898,700 | Total | | 694,400 | Total | | 643,600 |

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

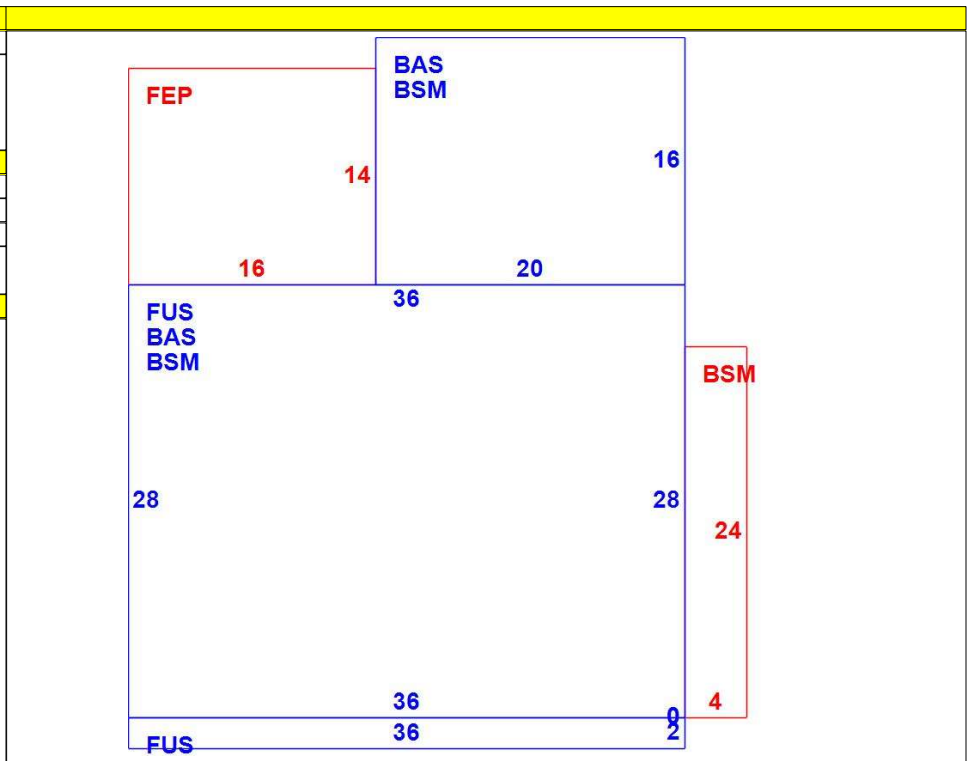
| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0060 | | | | |

| APPRAISED VALUE SUMMARY | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|---------|--|
| Appraised Bldg. Value (Card) | | | | | | | | | 522,700 | |
| Appraised Xf (B) Value (Bldg) | | | | | | | | | 0 | |
| Appraised Ob (B) Value (Bldg) | | | | | | | | | 2,800 | |
| Appraised Land Value (Bldg) | | | | | | | | | 456,700 | |
| Special Land Value | | | | | | | | | 0 | |
| Total Appraised Parcel Value | | | | | | | | | 982,200 | |
| Valuation Method | | | | | | | | | C | |
| Total Appraised Parcel Value | | | | | | | | | 982,200 | |

| 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 |
| QPO-21-32 | 12-10-2021 | MN | Maintenance | 10,650 | | 100 | 12-10-2021 | STRIP & REROOF | | 05-25-2023 | SJT | 5 | | 07 | Measure - Info @ Door |
| 2012-329 | 12-17-2012 | RM | Remodel | 31,920 | 07-18-2013 | 100 | | 14X16 MANUFACTURED SUNR | | 11-22-2021 | SJT | 10 | | 21 | Field Review + GIS |
| 12784 | 05-11-1993 | NC | New Construct | 133,000 | 01-01-1994 | 100 | | 2STY28X36/GARU + DEK | | 07-18-2013 | BH | | | 01 | Measure - No Entry |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 11-26-2007 | KP | | 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 | 0060 | 1.341 | DRIVEWAY EASEMENT FY 20 | ES95 | 0.9500 | 11.15 | 445,900 |
| 1 | 1010 | Single Family | RC | Residual | 0.230 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | 1.0000 | 1.08 | 10,800 |
| Total Card Land Units | | | | | 1.15 | AC | Parcel Total Land Area | | | | | 1.15 | Total Land Value | | | 456,700 |

| CONSTRUCTION DETAIL | | | | CONSTRUCTION DETAIL (CONTINUED) | | | |
|---------------------|------|---------------|--------------------------------|---------------------------------|-------------|---------|--|
| Element | Cd | Description | Element | Cd | Description | | |
| Style | 03 | Colonial | Bsmt Area | 1504 | | | |
| Model | 01 | Residential | Bsmt Type | 00 | N/A | | |
| Grade | 06 | Good | Unfin Area | 0.00 | | | |
| Stories | 2 | | | | | | |
| Occupancy | 1 | | CONDO DATA | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C | Owne | |
| Exterior Wall 2 | 11 | Clapboard | | | B | S | |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description | Factor% | |
| Roof Cover | 03 | Asphalt | Condo Flr | | | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | | | |
| Interior Floor 1 | 12 | Hardwood | | | | | |
| Interior Floor 2 | | | Net Other Adj | | 579,456 | | |
| Heat Fuel | 02 | Oil | Replace Cost | | 35,489 | | |
| Heat Type | 05 | Hot Water | Year Built | | 614,945 | | |
| AC Type | 01 | None | Effective Year Built | | 1993 | | |
| Bedrooms | 4 | | Depreciation Code | | 2006 | | |
| Full Baths | 3 | | Remodel Rating | | G | | |
| Half Baths | 0 | | Year Remodeled | | | | |
| Extra Fixtures | 0 | | Depreciation % | | 15 | | |
| Total Rooms | 8 | | 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 | | 85 | | |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 522,700 | | |
| Sq Ft Fin Bsmt | 275 | | 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 | 1504 | | 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 | 192 | 21.00 | 2023 | A | 70 | C | 1.00 | 2,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,328 | 1,328 | 1,328 | 204.97 | 272,203 |
| BSM | Basement | 0 | 1,424 | 285 | 41.02 | 58,417 |
| FEP | Finished Enclosed Porch | 0 | 224 | 134 | 122.62 | 27,466 |
| FUS | Finished Upper Story | 1,080 | 1,080 | 1,080 | 204.97 | 221,370 |
| Ttl Gross Liv / Lease Area | | 2,408 | 4,056 | 2,827 | | 579,456 |

