

| CURRENT OWNER            |  | TOPO   | UTILITIES  | STRT / ROAD   | LOCATION  | CURRENT ASSESSMENT |         |           |          | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |
|--------------------------|--|--|------------|---------------|---|--------------------|---------|-----------|----------|---|
| OCONNOR KIERAN D         |  |  | 0 Water    | 0 Subdivision | 0 Average   | Description        | Code    | Appraised | Assessed |   |
| OCONNOR HEATHER MCCARTHY |  |  | 0 No Sewer | 0 Paved       | 0 Average   | RESIDNTL           | 1010    | 387,600   | 387,600  |   |
| 111 BOLAS RD             |  | <b>SUPPLEMENTAL DATA</b>   |            |               | RES LAND  | 1010               | 354,100 | 354,100   |          |   |
| DUXBURY MA 02332         |  | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2145<br>Total Acres 1.0357<br>Chapter Lan<br>GIS ID F_863846_2840904 |            |               | Cyclical Exemption W<br>District Res Exem<br>Assoc Pid# | RESIDNTL           | 1010    | 39,900    | 0        |   |
|                          |  |  |            |               |   |                    | Total   | 781,600   | 741,700  |   |

| RECORD OF OWNERSHIP        |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC    | PREVIOUS ASSESSMENTS (HISTORY) |       |          |       |         |          |
|----------------------------|--|-------------|------------|-----|-----|------------|-------|--------------------------------|-------|----------|-------|---------|----------|
| OCONNOR KIERAN D           |  | 47633 0219  | 10-21-2016 | Q   | I   | 545,000    | 00    | Year                           | Code  | Assessed | Year  | Code    | Assessed |
| STODDARD JOHN W & MARGIE L |  | 16840 0192  | 11-20-1998 | Q   | I   | 278,000    | 00    | 2023                           | 1010  | 294,200  | 2022  | 1010    | 268,900  |
| ARMSTRONG CATHERINE C      |  | 12952 0328  | 06-16-1994 | U   | I   | 1          | 1A    |                                | 1010  | 509,800  |       | 1010    | 323,900  |
|                            |  |             |            |     |     |            |       |                                | 1010  | 0        |       | 1010    | 0        |
|                            |  |             |            |     |     |            | Total | 804,000                        | Total | 592,800  | Total | 555,800 |          |

| 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                   |  |  |  |
| 0050                   |           |   |         |                         |  |  |  |

  

| NOTES |  |  |  |
|-------|--|--|--|
|       |  |  |  |

  

| APPRAISED VALUE SUMMARY       |         |  |  |
|-------------------------------|---------|--|--|
| Appraised Bldg. Value (Card)  | 387,600 |  |  |
| Appraised Xf (B) Value (Bldg) | 0       |  |  |
| Appraised Ob (B) Value (Bldg) | 39,900  |  |  |
| Appraised Land Value (Bldg)   | 354,100 |  |  |
| Special Land Value            | 0       |  |  |
| Total Appraised Parcel Value  | 781,600 |  |  |
| Valuation Method              | C       |  |  |
| Total Appraised Parcel Value  | 781,600 |  |  |

| 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     |
| BPO-21-319             | 08-17-2021 | SP   | Solar Panels | 28,000 |            | 100    | 08-30-2021 | Install 38 rooftop solar panels. | 09-12-2018 | SJD |      |    | 20 | Field Review       |
| 151                    | 09-29-2010 | MN   | Maintenance  | 4,813  |            | 100    |            | 3 WINDOWS                        | 05-24-2017 | SJD | 9    |    | 01 | Measure - No Entry |
| 59                     | 02-27-2006 | AD   | Addition     |        | 09-28-2006 | 100    |            | 16X18 3 SEASON RM                | 04-12-2013 | VGS |      |    | 20 | Field Review       |
| 299                    | 06-11-2003 | AD   | Addition     | 8,600  | 09-28-2006 | 100    |            | 16X18 3 SEASON RM                | 09-28-2006 | 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  | 0050      | 1.000 |                     | 1.0000     | 8.75       | 350,000 |
| 1                           | 1010     | Single Family | WP   | Residual  | 0.118      | AC         | 35,000.00              | 1.00000    | 5     | 1.00  | 0050      | 1.000 |                     | 1.0000     | 0.80       | 4,100   |
| Total Card Land Units       |          |               |      |           | 1.04       | AC         | Parcel Total Land Area |            |       |       |           | 1.04  | Total Land Value    |            |            | 354,100 |

| CONSTRUCTION DETAIL |      |              | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element             | Cd   | Description  | Element                         | Cd   | Description |
| Style               | 03   | Colonial     | Bsmt Area                       | 1244 |             |
| Model               | 01   | Residential  | Bsmt Type                       | 04   |             |
| Grade               | 05   | Ave/Good     | Unfin Area                      | 0.00 | Full        |
| Stories             | 2    |              | <b>CONDO DATA</b>               |      |             |
| Occupancy           | 1    |              | Parcel Id                       |      |             |
| Exterior Wall 1     | 14   | Wood Shingle |                                 | C    | Ownr        |
| Exterior Wall 2     | 11   | Clapboard    |                                 | B    | S           |
| 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     | Net Other Adj                   |      | 508,776     |
| Interior Floor 2    |      |              | Replace Cost                    |      | 22,230      |
| Heat Fuel           | 03   | Gas          | Year Built                      |      | 531,006     |
| Heat Type           | 05   | Hot Water    | Effective Year Built            |      | 1977        |
| AC Type             | 01   | None         | Depreciation Code               |      | 1994        |
| Bedrooms            | 4    |              | Remodel Rating                  |      | A           |
| Full Baths          | 2    |              | Year Remodeled                  |      |             |
| Half Baths          | 1    |              | Depreciation %                  |      | 27          |
| Extra Fixtures      | 0    |              | Functional Obsol                |      |             |
| Total Rooms         | 7    |              | External Obsol                  |      |             |
| Bath Style          | 02   | Average      | Trend Factor                    |      | 1.000       |
| Kitchen Style       | 02   | Average      | Condition                       |      |             |
| Extra Kitchens      | 0    |              | Condition %                     |      |             |
| Fireplaces          | 1    |              | Percent Good                    |      | 73          |
| Extra Openings      | 0    |              | Cns Sect Rcnd                   |      | 387,600     |
| Gas Fireplaces      | 0    |              | Dep % Ovr                       |      |             |
| Sq Ft Fin Bsmt      | 0    |              | Dep Ovr Comment                 |      |             |
| FBM Quality         |      |              | Misc Imp Ovr                    |      |             |
| Foundation          | 06   | Poured Conc  | Misc Imp Ovr Comment            |      |             |
| Bsmt Garage         | 2    |              | Cost to Cure Ovr                |      |             |
| Bsmt Area           | 1244 |              | Cost to Cure Ovr Comment        |      |             |

|     |    |     |    |
|-----|----|-----|----|
| FEP | 16 | WDK | 7  |
|     |    |     | 34 |
|     |    | FUS | 2  |
|     |    | WDK | 34 |
|     |    | FUS |    |
|     |    | BAS |    |
|     |    | BSM |    |
| 18  |    |     | 26 |
|     | 20 |     |    |
| CTH |    |     |    |
| BAS |    |     |    |
| BSM |    |     |    |
| 18  |    |     | 34 |
|     |    | FUS | 2  |
|     |    |     | 34 |

**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 |
|------|--------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SLR  | Solar Panels | L   | 38    | 1050.00    | 2021   | A        | 70   | C     | 1.00       | 39,900      |

**BUILDING SUB-AREA SUMMARY SECTION**

| Code                       | Description             | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| BAS                        | First Floor             | 1,244       | 1,244      | 1,244    | 184.81    | 229,901        |
| BSM                        | Basement                | 0           | 1,244      | 249      | 36.99     | 46,017         |
| CTH                        | Cathedral Ceiling       | 0           | 360        | 36       | 18.48     | 6,653          |
| FEP                        | Finished Enclosed Porch | 0           | 288        | 173      | 111.01    | 31,972         |
| FUS                        | Finished Upper Story    | 1,020       | 1,020      | 1,020    | 184.81    | 188,504        |
| WDK                        | Deck                    | 0           | 306        | 31       | 18.72     | 5,729          |
| Ttl Gross Liv / Lease Area |                         | 2,264       | 4,462      | 2,753    |           | 508,776        |

