

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------|--|---|------------|---|-----------|-----------------------|------|-----------|----------|
| KOSACK DONALD E | | | 0 Water | 0 Cul-De-Sac | 0 Average | Description | Code | Appraised | Assessed |
| KOSACK ROBERTA L | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 353,300 | 353,300 |
| 4 WILD FLOWER PATH | | | | 0 Light | | RES LAND | 1010 | 470,800 | 470,800 |
| | | SUPPLEMENTAL DATA | | | | RESIDNTL | 1010 | 31,500 | 31,500 |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1572 Total Acres .948 Chapter Lan | | Cyclical 2 Exemption W District Res Exem | | | | | |
| | | GIS ID F_862396_2836221 | | Assoc Pid# | | Total 855,600 855,600 | | | |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|
| KOSACK DONALD E | | 4331 0223 | 09-20-1977 | U | I | 48,600 | 1 | Year | Code | Assessed | Year | Code | Assessed |
| | | | | | | | | 2023 | 1010 | 264,400 | 2022 | 1010 | 221,100 |
| | | | | | | | | | 1010 | 505,300 | | 1010 | 321,100 |
| | | | | | | | | | 1010 | 17,500 | | 1010 | 17,500 |
| | | | | | | | | Total | | 787,200 | Total | | 559,700 |
| | | | | | | | | Total | | | Total | | 549,500 |

| 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

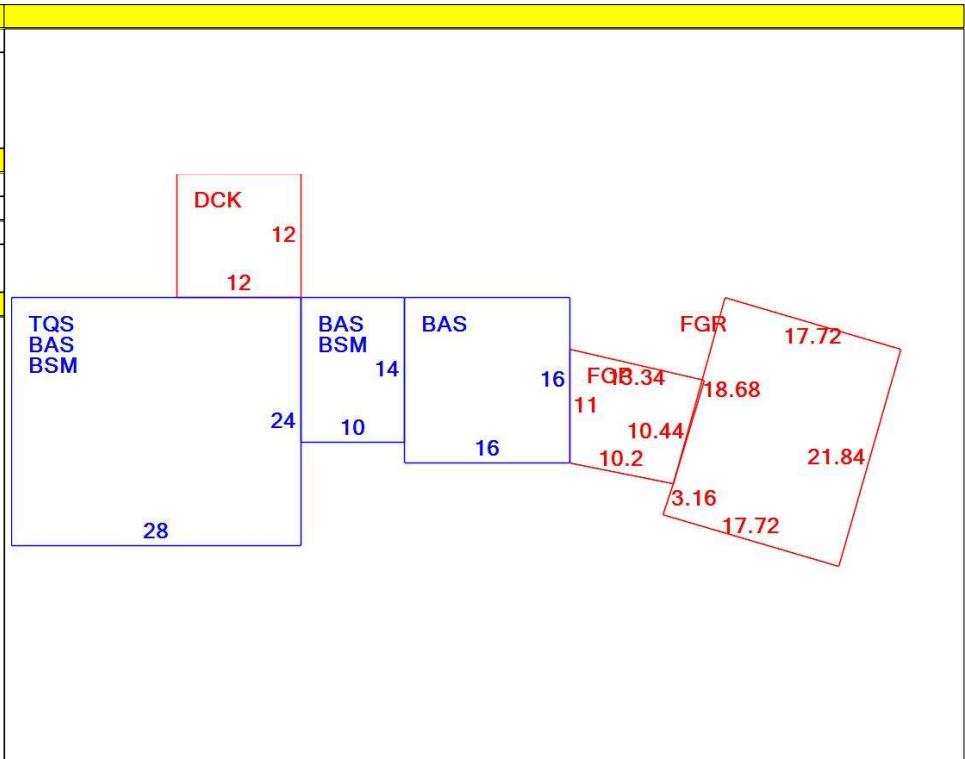
| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0060 | | | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|---------|
| Appraised Bldg. Value (Card) | 353,300 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 31,500 |
| Appraised Land Value (Bldg) | 470,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 855,600 |
| Valuation Method | C |
| Total Appraised Parcel Value | 855,600 |

| 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 |
| | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | | 11-28-2007 | BSB | | | 01 | Measure - No Entry |

| 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 | | | 11.74 | 469,400 |
| 1 | 1010 | Single Family | RC | Residual | 0.030 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | 1.07 | 1,400 |
| Total Card Land Units | | | | | 0.95 AC | Parcel Total Land Area | | | | | 0.95 | Total Land Value | | | 470,800 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 812 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 1.75 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | 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 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 425,390 |
| Interior Floor 2 | | | Replace Cost | | 21,840 |
| Heat Fuel | 02 | Oil | Year Built | | 447,230 |
| Heat Type | 05 | Hot Water | Effective Year Built | | 1977 |
| AC Type | 01 | None | Depreciation Code | | 2000 |
| Bedrooms | 3 | | Remodel Rating | | G |
| Full Baths | 2 | | Year Remodeled | | |
| Half Baths | 0 | | Depreciation % | | 21 |
| Extra Fixtures | 1 | | Functional Obsol | | |
| Total Rooms | 6 | | External Obsol | | |
| Bath Style | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style | 02 | Average | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 2 | | Percent Good | | 79 |
| Extra Openings | 0 | | Cns Sect Rcnld | | 353,300 |
| 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 | 0 | | Cost to Cure Ovr | | |
| Bsmt Area | 812 | | 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 |
|------|----------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SPL1 | Ing Pool - Ave | L | 648 | 64.00 | 1992 | A | 70 | C | 1.00 | 29,000 |
| FN1 | Fence - Chain | L | 148 | 24.00 | 1992 | 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 | 1,068 | 1,068 | 1,068 | 221.44 | 236,500 |
| BSM | Basement | 0 | 812 | 162 | 44.18 | 35,874 |
| DCK | Deck | 0 | 144 | 14 | 21.53 | 3,100 |
| FGR | Garage | 0 | 386 | 154 | 88.35 | 34,102 |
| FOP | Open Porch | 0 | 125 | 19 | 33.66 | 4,207 |
| TQS | Three Quarter Story | 504 | 672 | 504 | 166.08 | 111,607 |
| Ttl Gross Liv / Lease Area | | 1,572 | 3,207 | 1,921 | | 425,390 |



4 WILD FLOWER PATH

