

| CURRENT OWNER         |  | TOPO  | UTILITIES  | STRT / ROAD   | LOCATION  | CURRENT ASSESSMENT |         |           |          |   |
|-----------------------|--|---|------------|---------------|---|--------------------|---------|-----------|----------|---|
| COCHRANE ROBERT W TT  |  |   | 0 Water    | 0 Subdivision | 0 Average   | Description        | Code    | Appraised | Assessed | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |
| COCHRANE FAMILY TRUST |  |   | 0 No Sewer | 0 Paved       | 0 Average   | RESIDNTL           | 1010    | 390,300   | 390,300  |   |
| 124 STAGECOACH RD     |  | <b>SUPPLEMENTAL DATA</b>  |            |               | RES LAND  | 1010               | 353,200 | 353,200   |          |   |
| DUXBURY MA 02332      |  | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2124<br>Total Acres 1.008<br>Chapter Lan<br>GIS ID F_865164_2833519 |            |               | Cyclical 2<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# | RESIDNTL           | 1010    | 1,500     | 1,500    |   |
|                       |  |   |            |               |   | Total              |         | 745,000   | 745,000  |   |

| RECORD OF OWNERSHIP  |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |       |      |          |
|----------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| COCHRANE ROBERT W TT |  | 51549 212   | 08-26-2019 | U   | I   | 100        | 1A | Year                           | Code | Assessed | Year  | Code | Assessed | Year  | Code | Assessed |
| COCHRANE ROBERT W    |  | 6407 0022   | 11-05-1985 | Q   | I   | 193,000    | 00 | 2023                           | 1010 | 282,500  | 2022  | 1010 | 257,900  | 2021  | 1010 | 241,100  |
|                      |  |             |            |     |     |            |    |                                | 1010 | 508,300  |       | 1010 | 323,000  |       | 1010 | 311,600  |
|                      |  |             |            |     |     |            |    |                                | 1010 | 1,000    |       | 1010 | 1,000    |       | 1010 | 1,000    |
|                      |  |             |            |     |     |            |    | Total                          |      | 791,800  | Total |      | 581,900  | Total |      | 553,700  |

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

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

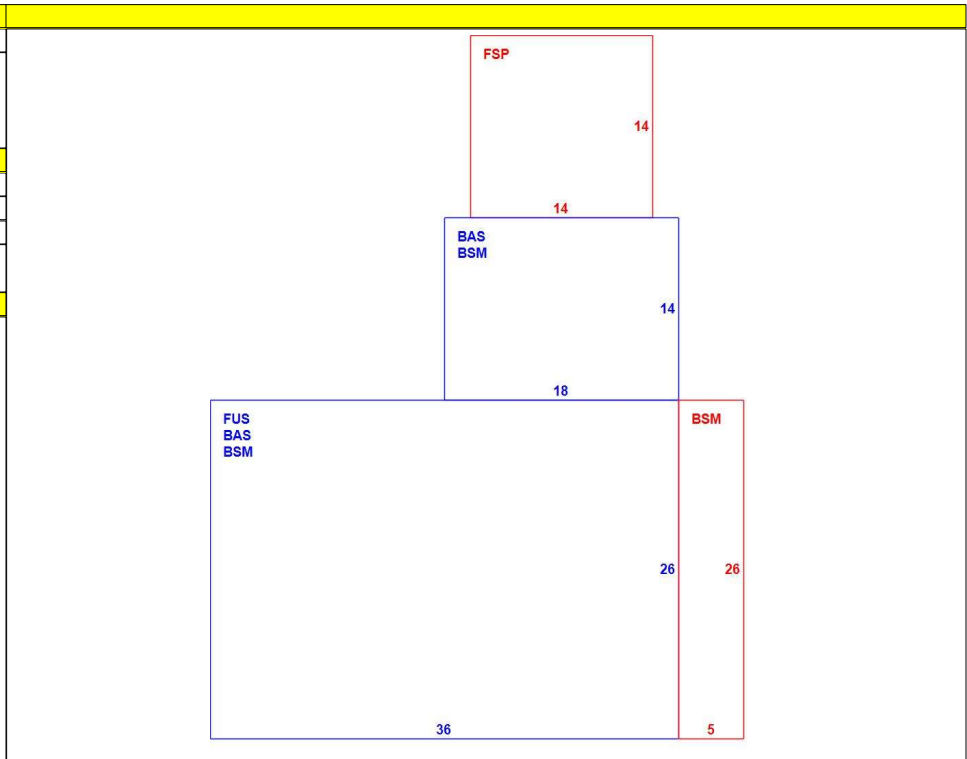
  

| APPRAISED VALUE SUMMARY       |         |
|-------------------------------|---------|
| Appraised Bldg. Value (Card)  | 390,300 |
| Appraised Xf (B) Value (Bldg) | 0       |
| Appraised Ob (B) Value (Bldg) | 1,500   |
| Appraised Land Value (Bldg)   | 353,200 |
| Special Land Value            | 0       |
| Total Appraised Parcel Value  | 745,000 |
| Valuation Method              | C       |
| Total Appraised Parcel Value  | 745,000 |

| 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         |
| 12                     | 01-13-2005 | MN   | Maintenance | 2,900  |           | 100    |           | RE ROOF ARCH SHINGLE |  | 11-08-2022             | SJT | 10   |    | 13 | Property Questionnaire |
|                        |            |      |             |        |           |        |           |                      |  | 04-12-2013             | VGS |      |    | 20 | Field Review           |
|                        |            |      |             |        |           |        |           |                      |  | 02-07-2011             | KP  |      |    | 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  | 0050  | 1.000     |                  | 1.0000              | 8.75       | 350,000    |
| 1                           | 1010     | Single Family | RC   | Residual  | 0.092 AC   | 35,000.00              | 1.00000  | 5          | 1.00  | 0050  | 1.000     |                  | 1.0000              | 0.80       | 3,200      |
| Total Card Land Units       |          |               |      |           | 1.01 AC    | Parcel Total Land Area |          |            |       |       | 1.01      | Total Land Value |                     |            | 353,200    |

| CONSTRUCTION DETAIL |      |                | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element             | Cd   | Description    | Element                         | Cd   | Description |
| Style               | 03   | Colonial       | Bsmt Area                       | 1318 |             |
| Model               | 01   | Residential    | Bsmt Type                       | 02   |             |
| Grade               | 05   | Ave/Good       | Unfin Area                      | 0.00 | Crawl       |
| Stories             | 2    |                | <b>CONDO DATA</b>               |      |             |
| Occupancy           | 1    |                | Parcel Id                       |      | C           |
| Exterior Wall 1     | 11   | Clapboard      |                                 |      | B           |
| Exterior Wall 2     |      |                |                                 |      | 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       |                                 |      | 494,594     |
| Interior Floor 2    |      |                | Net Other Adj                   |      | 18,980      |
| Heat Fuel           | 03   | Gas            | Replace Cost                    |      | 513,573     |
| Heat Type           | 04   | Forced Air-Duc | Year Built                      |      | 1972        |
| AC Type             | 03   | Central        | Effective Year Built            |      | 1997        |
| Bedrooms            | 4    |                | Depreciation Code               |      | G           |
| Full Baths          | 1    |                | Remodel Rating                  |      |             |
| Half Baths          | 2    |                | Year Remodeled                  |      |             |
| Extra Fixtures      | 0    |                | Depreciation %                  |      | 24          |
| 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                    |      | 76          |
| Gas Fireplaces      | 0    |                | Cns Sect Rcnd                   |      | 390,300     |
| Sq Ft Fin Bsmt      | 0    |                | Dep % Ovr                       |      |             |
| FBM Quality         |      |                | Dep Ovr Comment                 |      |             |
| Foundation          | 06   | Poured Conc    | Misc Imp Ovr                    |      |             |
| Bsmt Garage         | 2    |                | Misc Imp Ovr Comment            |      |             |
| Bsmt Area           | 1318 |                | 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 |
| PTO  | Patio       | L   | 144   | 15.00      | 1985   | A        | 70   | C     | 1.00       | 1,500       |

| BUILDING SUB-AREA SUMMARY SECTION |                      |             |            |          |           |                |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description          | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor          | 1,188       | 1,188      | 1,188    | 203.79    | 242,100        |
| BSM                               | Basement             | 0           | 1,318      | 264      | 40.82     | 53,800         |
| FSP                               | Screened Porch       | 0           | 196        | 39       | 40.55     | 7,948          |
| FUS                               | Finished Upper Story | 936         | 936        | 936      | 203.79    | 190,746        |
| Ttl Gross Liv / Lease Area        |                      | 2,124       | 3,638      | 2,427    |           | 494,594        |

