

| CURRENT OWNER                      |            | TOPO               |             | UTILITIES                |            | STRT / ROAD                          |             | LOCATION  |        | CURRENT ASSESSMENT            |           |                                       |          | 905<br>DUXBURY, MA                                      |                  |            |            |
|------------------------------------|------------|--------------------|-------------|--------------------------|------------|--------------------------------------|-------------|---|--------|-------------------------------|-----------|---------------------------------------|----------|---|------------------|------------|------------|
| ALCAREZ JOSEPH                     |            |                    |             | 0 Water<br>0 No Sewer    |            | 0 Subdivision<br>0 Paved<br>0 Medium |             | 0 Average<br>0 Average  |        | Description                   | Code      | Appraised                             | Assessed |   |                  |            |            |
| 106 STAGECOACH RD                  |            |                    |             |                          |            |                                      |             |   |        | RESIDNTL                      | 1010      | 287,700                               | 287,700  | <b>VISION</b>   |                  |            |            |
| DUXBURY MA 02332                   |            |                    |             |                          |            |                                      |             |   |        | RES LAND                      | 1010      | 350,400                               | 350,400  |   |                  |            |            |
| <b>SUPPLEMENTAL DATA</b>           |            |                    |             |                          |            |                                      |             |   |        | Total                         |           | 638,100                               | 638,100  |   |                  |            |            |
| Alt Prcl ID                        |            | Scnd Home          |             | Tax Class T              |            | Tot Fin Area 1920                    |             | Total Acres .922  |        | Chapter Lan                   |           | GIS ID F_865572_2833852               |          | Cyclical Exemption W<br>District Res Exem<br>Assoc Pid# |                  |            |            |
| <b>RECORD OF OWNERSHIP</b>         |            | <b>BK-VOL/PAGE</b> |             | <b>SALE DATE</b>         |            | <b>Q/U V/I</b>                       |             | <b>SALE PRICE</b>   |        | <b>VC</b>                     |           | <b>PREVIOUS ASSESSMENTS (HISTORY)</b> |          |   |                  |            |            |
| ALCAREZ JOSEPH                     |            | 57238 30           |             | 09-15-2022               |            | Q I                                  |             | 600,000   |        | 00                            |           | Year                                  | Code     | Assessed  | Year             | Code       | Assessed   |
| ORICCHIO JAMES L SUPP NEEDS TRUS   |            | 24758 0262         |             | 04-09-2003               |            | U I                                  |             | 100   |        | 1F                            |           | 2023                                  | 1010     | 276,000   | 2022             | 1010       | 225,300    |
| ORICCHIO F FREDERICK               |            | 24354 0330         |             | 03-03-2003               |            | U I                                  |             | 100   |        | 1F                            |           |                                       | 1010     | 504,700   |                  | 1010       | 320,700    |
| ORICCHIO F FREDERICK & AGNES C TR  |            | 14168 0146         |             | 02-28-1996               |            | U V                                  |             | 1   |        | 1                             |           | Total                                 |          | 780,700   | Total            |            | 546,000    |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Total                                 |          | 505,800   |                  |            |            |
| <b>EXEMPTIONS</b>                  |            |                    |             | <b>OTHER ASSESSMENTS</b> |            |                                      |             | This signature acknowledges a visit by a Data Collector or Assessor |        |                               |           |                                       |          |   |                  |            |            |
| Year                               | Code       | Description        |             | Amount                   |            | Code                                 | Description | Number  | Amount | Comm Int                      |           |                                       |          |   |                  |            |            |
|                                    |            |                    |             | Total                    |            |                                      |             | 0.00  |        |                               |           | <b>APPRAISED VALUE SUMMARY</b>        |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Appraised Bldg. Value (Card) 287,700  |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Appraised Xf (B) Value (Bldg) 0       |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Appraised Ob (B) Value (Bldg) 0       |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Appraised Land Value (Bldg) 350,400   |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Special Land Value 0                  |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Total Appraised Parcel Value 638,100  |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Valuation Method C                    |          |   |                  |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        |                               |           | Total Appraised Parcel Value 638,100  |          |   |                  |            |            |
| <b>BUILDING PERMIT RECORD</b>      |            |                    |             |                          |            |                                      |             |   |        | <b>VISIT / CHANGE HISTORY</b> |           |                                       |          |   |                  |            |            |
| Permit Id                          | Issue Date | Type               | Description | Amount                   | Insp Date  | % Comp                               | Date Comp   | Comments  |        | Date                          | Id        | Type                                  | Is       | Cd  | Purpose/Result   |            |            |
| 2018-87                            | 05-16-2018 | MN                 | Maintenance | 5,000                    |            | 100                                  |             | STRIP & REROOF  |        | 11-30-2022                    | SJD       | 9                                     | 1        | 00  | Measure & Listed |            |            |
| 2017-357                           | 11-03-2017 | RM                 | Remodel     | 12,800                   |            | 100                                  |             | REMODEL BATHROOM AND R  |        | 11-03-2020                    | SJT       | 10                                    |          | 20  | Field Review     |            |            |
| 2014-310                           | 10-22-2014 | RM                 | Remodel     | 10,665                   |            | 100                                  |             | REMODEL A BATHROOM  |        | 04-12-2013                    | VGS       |                                       |          | 20  | Field Review     |            |            |
|                                    |            |                    |             |                          |            |                                      |             |   |        | 08-29-2007                    | BSB       |                                       | 1        | 00  | Measure & Listed |            |            |
| <b>LAND LINE VALUATION SECTION</b> |            |                    |             |                          |            |                                      |             |   |        |                               |           |                                       |          |   |                  |            |            |
| 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                 | 0.004 AC   | 35,000.00                            | 2.43902     | 5   | 1.00   | 0050                          | 1.000     |                                       |          | 1.0000  |                  | 2.24       | 400        |
| Total Card Land Units              |            |                    |             |                          | 0.92 AC    | Parcel Total Land Area               |             |   |        |                               | 0.92      | Total Land Value                      |          |   |                  |            | 350,400    |

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element             | Cd   | Description   | Element                         | Cd   | Description |
| Style               | 08   | Raised Ranch  | Bsmt Area                       | 1792 |             |
| Model               | 01   | Residential   | Bsmt Type                       | 04   |             |
| Grade               | 03   | Average       | Unfin Area                      | 0.00 | Full        |
| Stories             | 1    |               |                                 |      |             |
| Occupancy           | 1    |               | <b>CONDO DATA</b>               |      |             |
| Exterior Wall 1     | 11   | Clapboard     | Parcel Id                       |      | C           |
| Exterior Wall 2     |      |               |                                 |      | B           |
| Roof Structure      | 03   | Gable         | Adjust Type                     | Code | Description |
| Roof Cover          | 03   | Asphalt       | Condo Flr                       |      |             |
| Interior Wall 1     | 05   | Drywall       | Condo Unit                      |      |             |
| Interior Wall 2     |      |               | <b>COST / MARKET VALUATION</b>  |      |             |
| Interior Floor 1    | 12   | Hardwood      |                                 |      | 346,107     |
| Interior Floor 2    |      |               | Net Other Adj                   |      | 32,500      |
| Heat Fuel           | 04   | Electric      | Replace Cost                    |      | 378,607     |
| Heat Type           | 07   | Radiant-Elec. | Year Built                      |      | 1969        |
| AC Type             | 01   | None          | Effective Year Built            |      | 1997        |
| Bedrooms            | 4    |               | Depreciation Code               |      | G           |
| Full Baths          | 2    |               | Remodel Rating                  |      |             |
| Half Baths          | 0    |               | Year Remodeled                  |      |             |
| Extra Fixtures      | 0    |               | Depreciation %                  |      | 24          |
| Total Rooms         | 7    |               | Functional Obsol                |      |             |
| Bath Style          | 02   | Average       | External Obsol                  |      |             |
| Kitchen Style       | 02   | Average       | Trend Factor                    |      | 1.000       |
| Extra Kitchens      | 0    |               | Condition                       |      | 64          |
| Fireplaces          | 1    |               | Condition %                     |      |             |
| Extra Openings      | 1    |               | Percent Good                    |      | 76          |
| Gas Fireplaces      | 0    |               | Cns Sect Rcnld                  |      | 287,700     |
| Sq Ft Fin Bsmt      | 680  |               | Dep % Ovr                       |      |             |
| FBM Quality         | 03   | Average       | Dep Ovr Comment                 |      |             |
| Foundation          | 06   | Poured Conc   | Misc Imp Ovr                    |      |             |
| Bsmt Garage         | 2    |               | Misc Imp Ovr Comment            |      |             |
| Bsmt Area           | 1792 |               | Cost to Cure Ovr                |      |             |
|                     |      |               | Cost to Cure Ovr Comment        |      |             |

|            |    |
|------------|----|
| DCK        | 12 |
| 22         |    |
| BAS<br>BSM |    |
| FUS        | 2  |

| 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 |
|  |             |     |       |            |        |          |      |       |            |             |

| BUILDING SUB-AREA SUMMARY SECTION |                      |             |            |          |           |                |  |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description          | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor          | 1,792       | 1,792      | 1,792    | 150.22    | 269,194        |  |
| BSM                               | Basement             | 0           | 1,792      | 358      | 30.01     | 53,779         |  |
| DCK                               | Deck                 | 0           | 264        | 26       | 14.79     | 3,906          |  |
| FUS                               | Finished Upper Story | 128         | 128        | 128      | 150.22    | 19,228         |  |
| Ttl Gross Liv / Lease Area        |                      | 1,920       | 3,976      | 2,304    |           | 346,107        |  |

