

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|-------------------|--|------|---|-------------|-----------|--------------------|------|-----------|----------|------------------------|
| MCCARTHY KARL | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| MCCARTHY VERONICA | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 429,900 | 429,900 | |
| 1268 TREMONT ST | | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 527,500 | 527,500 | |
| DUXBURY MA 02332 | | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3157 Total Acres 1.768 Chapter Lan GIS ID F_875227_2844564 | | | RESIDNTL | 1010 | 16,200 | 16,200 | |
| | | | | | | Total | | 973,600 | 973,600 | VISION |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|----------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|---------|----------|-------|---------|----------|-------|---------|
| MCCARTHY KARL | | 41951 0137 | 09-07-2012 | U | I | 630,000 | 1 | Year | Code | Assessed | Year | Code | Assessed | | |
| THORN CHRISTOPHER F & JENNIFER S | | 20124 0088 | 07-02-2001 | Q | I | 670,000 | 00 | 2023 | 1010 | 426,900 | 2022 | 1010 | 384,600 | | |
| RHINESMITH CHRISTOPHER L | | 17509 0270 | 05-28-1999 | Q | I | 565,000 | 00 | | 1010 | 515,400 | | 1010 | 434,900 | | |
| | | | | | | | | | 1010 | 11,500 | | 1010 | 11,500 | | |
| | | | | | | | | Total | 953,800 | | Total | 831,000 | | Total | 773,400 |

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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0070 | | | | |

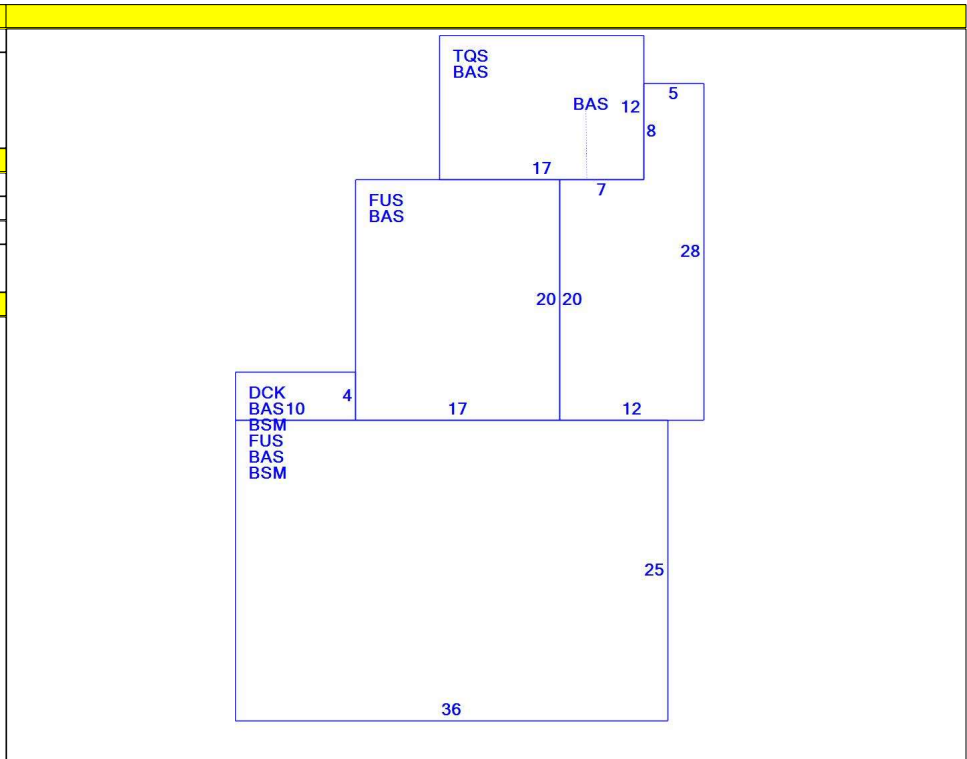
| NOTES | | | |
|--|--|--|--|
| FIREPLACES NOT WORKING, ADJUSTED IN THE OVERALL CONDITION OF THE HOUSE. KP 03-12-03 | | | |

| APPRAISED VALUE SUMMARY | | | |
|-------------------------------|--|--|---------|
| Appraised Bldg. Value (Card) | | | 429,900 |
| Appraised Xf (B) Value (Bldg) | | | 0 |
| Appraised Ob (B) Value (Bldg) | | | 16,200 |
| Appraised Land Value (Bldg) | | | 527,500 |
| Special Land Value | | | 0 |
| Total Appraised Parcel Value | | | 973,600 |
| Valuation Method | | | C |
| Total Appraised Parcel Value | | | 973,600 |

| 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-20-78 | 06-18-2020 | RM | Remodel | 25,000 | 09-08-2020 | 100 | 11-06-2020 | Refurbish 3 baths NO INSPEC | 09-08-2020 | SJT | 5 | | 20 | Field Review |
| 2016-156 | 05-16-2016 | RM | Remodel | 15,000 | | 100 | | REPLACE A WINDOW WITH A S | 08-30-2018 | JLF | 3 | | 30 | Quality Control |
| 2015-15 | 03-13-2015 | MN | Maintenance | 26,000 | | 100 | | STORM DAMAGE/WATER | 04-12-2013 | VGS | | | 20 | Field Review |
| 470 | 09-08-2003 | MS | Miscellaneous | | | 100 | | WOOD STOVE | 03-04-2013 | KP | 6 | 6 | 30 | Quality Control |
| 13798 | 08-18-1995 | RM | Remodel | 20,000 | 05-20-1996 | 100 | | CONV EXIST GAR/STUDI | 03-19-2009 | 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 | 0070 | 1.389 | | 1.0000 | 12.16 | 486,200 |
| 1 | 1010 | Single Family | RC | Residual | 0.850 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | 1.0000 | 1.12 | 41,300 |
| Total Card Land Units | | | | | 1.77 AC | Parcel Total Land Area | | | | | 1.77 | Total Land Value | | | 527,500 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 11 | Antique | Bsmt Area | 940 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 06 | Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | CONDO DATA | | |
| Occupancy | 1 | | Parcel Id | | C |
| Exterior Wall 1 | 14 | Wood Shingle | | | B |
| Exterior Wall 2 | | | | | S |
| Roof Structure | 04 | Hip | Adjust Type | Code | Description |
| Roof Cover | 03 | Asphalt | Condo Flr | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 608,318 |
| Interior Floor 2 | | | Net Other Adj | | 33,350 |
| Heat Fuel | 03 | Gas | Replace Cost | | 641,667 |
| Heat Type | 05 | Hot Water | Year Built | | 1808 |
| AC Type | 01 | None | Effective Year Built | | 1988 |
| Bedrooms | 5 | | Depreciation Code | | A |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 33 |
| Total Rooms | 10 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 2 | | Condition % | | |
| Extra Openings | 5 | | Percent Good | | 67 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 429,900 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 03 | Stone | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 940 | | 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 |
| BRN1 | Barn - 1 Story | L | 528 | 39.00 | 1990 | A | 70 | C | 1.00 | 14,400 |
| SHD1 | Shed | L | 120 | 21.00 | 1980 | A | 70 | C | 1.00 | 1,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,764 | 1,764 | 1,764 | 181.64 | 320,416 |
| BSM | Basement | 0 | 940 | 188 | 36.33 | 34,149 |
| DCK | Deck | 0 | 40 | 4 | 18.16 | 727 |
| FUS | Finished Upper Story | 1,240 | 1,240 | 1,240 | 181.64 | 225,235 |
| TQS | Three Quarter Story | 153 | 204 | 153 | 136.23 | 27,791 |
| Ttl Gross Liv / Lease Area | | 3,157 | 4,188 | 3,349 | | 608,318 |

