

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | |
|--------------------|--|---|------------|-------------|---|--------------------|---------|-----------|-----------|
| SEGALL LEWIS N | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed |
| SEGALL CHRISTIAN H | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 821,700 | 821,700 |
| 1174 TREMONT ST | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 491,600 | 491,600 | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2136 Total Acres 1.030 Chapter Lan GIS ID F_875726_2843227 | | | Cyclical 5 Exemption W District Res Exem Assoc Pid# | RESIDNTL | 1010 | 10,400 | 10,400 |
| | | | | | | Total | | 1,323,700 | 1,323,700 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|-------|----------|---------|-------|----------|---------|
| SEGALL LEWIS N | | 55122 129 | 06-10-2021 | Q | I | 1,450,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | |
| KNIES DAVID B JR | | 38524 0214 | 05-14-2010 | Q | I | 595,000 | 00 | 2023 | 1010 | 865,700 | 2022 | 1010 | 344,500 | |
| LAWRENCE LESLIE A | | 17673 0090 | 07-16-1999 | Q | I | 450,000 | 00 | | 1010 | 480,300 | | 1010 | 405,200 | |
| | | | | | | | | | 1010 | 7,400 | | 1010 | 1,200 | |
| | | | | | | Total | | 1,353,400 | Total | | 750,900 | Total | | 713,200 |

| 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

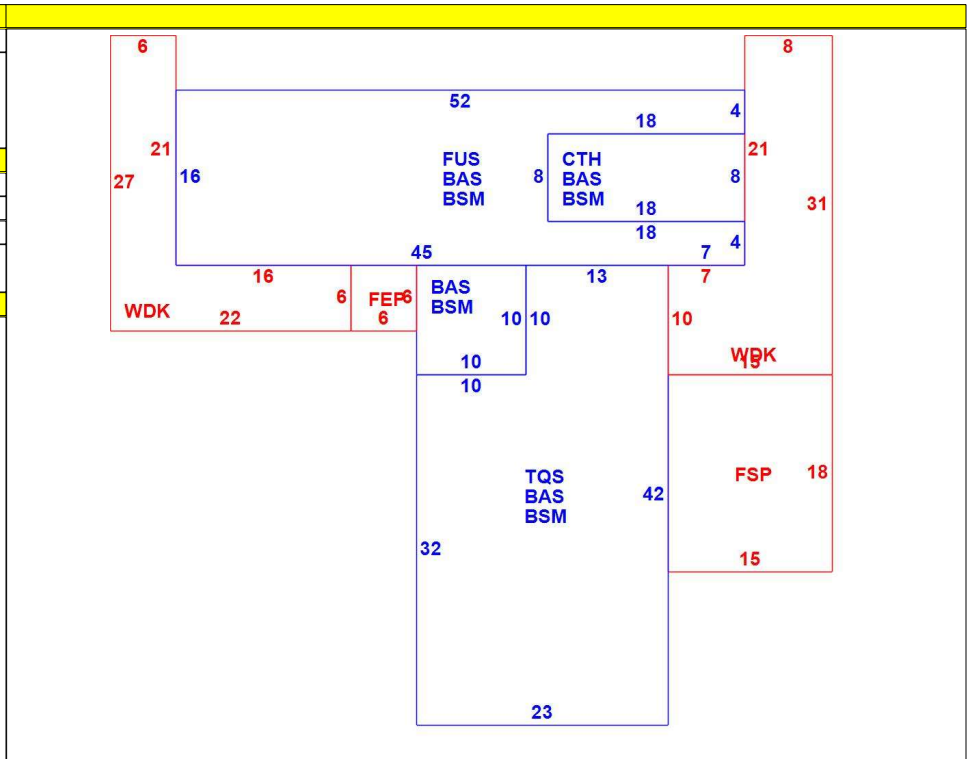
| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0070 | | | | |

| APPRAISED VALUE SUMMARY | |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card) | 821,700 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 10,400 |
| Appraised Land Value (Bldg) | 491,600 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 1,323,700 |
| Valuation Method | C |
| Total Appraised Parcel Value | 1,323,700 |

| 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 |
| EPO-21-471 | 06-01-2022 | EL | Electric | | | 100 | 01-23-2023 | INSTALL GENERATOR | | 01-23-2023 | SJD | 7 | 1 | 06 | Inspection Only |
| QP-19-200 | 08-29-2019 | MN | Maintenance | 6,000 | | 100 | 09-26-2019 | Replace 5 Windows | | 05-02-2022 | SJD | 9 | | 01 | Measure - No Entry |
| 2019-52 | 03-26-2019 | MN | | | | | | ROOF | | 10-14-2020 | SJT | 10 | | 20 | Field Review |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 11-16-2007 | BSB | | 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 | | | 12.16 | 486,200 |
| 1 | 1010 | Single Family | RC | Residual | 0.112 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | | 1.11 | 5,400 |
| Total Card Land Units | | | | | 1.03 AC | Parcel Total Land Area | | | | | 1.03 | Total Land Value | | | 491,600 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 11 | Antique | Bsmt Area | 1798 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 10 | Custom + | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | 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 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 955,288 |
| Interior Floor 2 | | | Net Other Adj | | 46,740 |
| Heat Fuel | 03 | Gas | Replace Cost | | 1,002,029 |
| Heat Type | 04 | Forced Air-Duc | Year Built | | 1845 |
| AC Type | 03 | Central | Effective Year Built | | 2003 |
| Bedrooms | 5 | | Depreciation Code | | E |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 2 | | Depreciation % | | 18 |
| Total Rooms | 9 | | Functional Obsol | | |
| Bath Style | 03 | Modern | External Obsol | | |
| Kitchen Style | 03 | Modern | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 2 | | Condition % | | |
| Extra Openings | 3 | | Percent Good | | 82 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 821,700 |
| 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 | 1798 | | 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SHD1 | Shed | L | 144 | 21.00 | 1980 | F | 55 | C | 1.00 | 1,700 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2010 | A | 70 | C | 1.00 | 8,700 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,798 | 1,798 | 1,798 | 262.15 | 471,353 |
| BSM | Basement | 0 | 1,798 | 360 | 52.49 | 94,375 |
| CTH | Cathedral Ceiling | 0 | 144 | 14 | 25.49 | 3,670 |
| FEP | Finished Enclosed Porch | 0 | 36 | 22 | 160.21 | 5,767 |
| FSP | Screened Porch | 0 | 270 | 54 | 52.43 | 14,156 |
| FUS | Finished Upper Story | 688 | 688 | 688 | 262.15 | 180,362 |
| TQS | Three Quarter Story | 650 | 866 | 650 | 196.77 | 170,400 |
| WDK | Deck | 0 | 576 | 58 | 26.40 | 15,205 |
| Ttl Gross Liv / Lease Area | | 3,136 | 6,176 | 3,644 | | 955,288 |

