

| CURRENT OWNER            |  | TOPO                    | UTILITIES  | STRT / ROAD | LOCATION  | CURRENT ASSESSMENT |       |           |          |                        |
|--------------------------|--|-------------------------|------------|-------------|-----------|--------------------|-------|-----------|----------|------------------------|
| CARTER CRAIG T           |  |                         | 0 Water    | 0 Feeder    | 0 Average | Description        | Code  | Appraised | Assessed | 905<br><br>DUXBURY, MA |
| CARTER AMY R             |  |                         | 0 No Sewer | 0 Paved     | 0 Average | RESIDNTL           | 1010  | 407,500   | 407,500  |                        |
| 119 OAK ST               |  |                         |            | 0 Medium    |           | RES LAND           | 1010  | 470,200   | 470,200  |                        |
| <b>SUPPLEMENTAL DATA</b> |  |                         |            |             |           |                    |       |           |          |                        |
| DUXBURY MA 02332         |  | Alt Prcl ID             | Cyclical 6 |             |           |                    |       |           |          |                        |
|                          |  | Scnd Home               | Exemption  |             |           |                    |       |           |          |                        |
|                          |  | Tax Class T             | W          |             |           |                    |       |           |          |                        |
|                          |  | Tot Fin Area 1774       | District   |             |           |                    |       |           |          |                        |
|                          |  | Total Acres .92         | Res Exem   |             |           |                    |       |           |          |                        |
|                          |  | Chapter Lan             |            |             |           |                    |       |           |          |                        |
|                          |  | GIS ID F_868551_2833298 | Assoc Pid# |             |           |                    |       |           |          |                        |
|                          |  |                         |            |             |           |                    | Total | 880,500   | 880,500  |                        |

**VISION**

| RECORD OF OWNERSHIP   |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC    | PREVIOUS ASSESSMENTS (HISTORY) |       |          |       |         |          |
|-----------------------|--|-------------|------------|-----|-----|------------|-------|--------------------------------|-------|----------|-------|---------|----------|
| CARTER CRAIG T        |  | 38917 0295  | 08-31-2010 | Q   | I   | 507,000    | 00    | Year                           | Code  | Assessed | Year  | Code    | Assessed |
| GADZINSKI ROSS JOSEPH |  | 19024 0253  | 10-31-2000 | Q   | I   | 1          | 00    | 2023                           | 1010  | 307,800  | 2022  | 1010    | 259,200  |
| BROWN THOMAS J        |  | 11226 0044  | 08-31-1992 | Q   | I   | 168,000    | 00    |                                | 1010  | 504,700  |       | 1010    | 320,700  |
|                       |  |             |            |     |     |            |       |                                | 1010  | 1,900    |       | 1010    | 1,900    |
|                       |  |             |            |     |     |            | Total | 814,400                        | Total | 581,800  | Total | 569,900 |          |

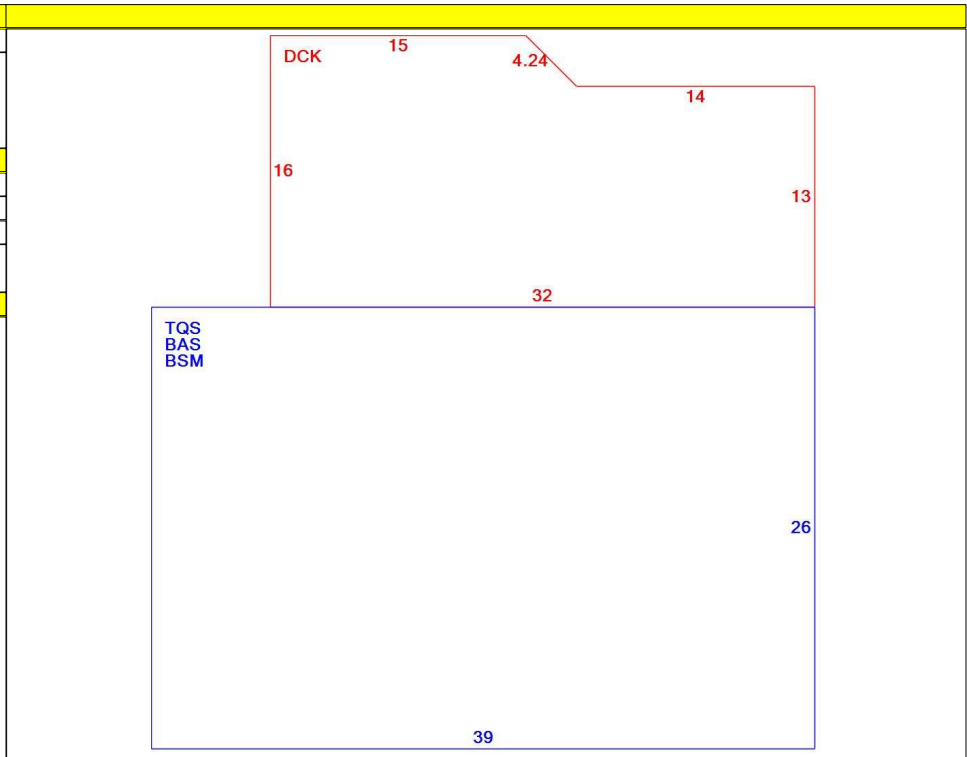
| EXEMPTIONS |      |             |        | OTHER ASSESSMENTS |             |        |        | This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |  |  |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|
| Year       | Code | Description | Amount | Code              | Description | Number | Amount | Comm Int  |  |  |  |  |  |
|            |      |             | Total  | 0.00              |             |        |        |   |  |  |  |  |  |

| ASSESSING NEIGHBORHOOD |           |   |         | APPRAISED VALUE SUMMARY |                               |  |  |  |         |
|------------------------|-----------|---|---------|-------------------------|-------------------------------|--|--|--|---------|
| Nbhd                   | Nbhd Name | B | Tracing | Batch                   |                               |  |  |  |         |
| 0060                   |           |   |         |                         | Appraised Bldg. Value (Card)  |  |  |  | 407,500 |
|                        |           |   |         |                         | Appraised Xf (B) Value (Bldg) |  |  |  | 0       |
|                        |           |   |         |                         | Appraised Ob (B) Value (Bldg) |  |  |  | 2,800   |
|                        |           |   |         |                         | Appraised Land Value (Bldg)   |  |  |  | 470,200 |
|                        |           |   |         |                         | Special Land Value            |  |  |  | 0       |
|                        |           |   |         |                         | Total Appraised Parcel Value  |  |  |  | 880,500 |
|                        |           |   |         |                         | Valuation Method              |  |  |  | C       |
|                        |           |   |         |                         | Total Appraised Parcel Value  |  |  |  | 880,500 |

| 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-23-269             | 09-23-229  | AD   | Addition    | 280,000 |           | 0      |           | PLAN#BC-13= 20X20 & 10X19 A | 08-16-2018 | JLF                    | 5    |    | 30           | Quality Control  |
|                        |            |      |             |         |           |        |           |                             | 04-12-2013 | VGS                    |      | 20 | Field Review |                  |
|                        |            |      |             |         |           |        |           |                             | 04-19-2011 | 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   | 40,075 SF             | 8.75       | 1.00000  | 5                      | 1.00  | 0060  | 1.341     |                  | 1.0000              | 11.73      | 470,200    |
|                             |          |               |      |           | Total Card Land Units | 0.92       | AC       | Parcel Total Land Area |       |       | 0.92      | Total Land Value |                     |            | 470,200    |

| CONSTRUCTION DETAIL |      |               |  | CONSTRUCTION DETAIL (CONTINUED) |      |             |         |
|---------------------|------|---------------|--|---------------------------------|------|-------------|---------|
| Element             | Cd   | Description   |  | Element                         | Cd   | Description |         |
| Style               | 04   | Cape Cod      |  | Bsmt Area                       | 1014 |             |         |
| Model               | 01   | Residential   |  | Bsmt Type                       | 03   |             |         |
| Grade               | 06   | Good          |  | Unfin Area                      | 0.00 | Partial     |         |
| Stories             | 1.75 |               |  |                                 |      |             |         |
| Occupancy           | 1    |               |  | <b>CONDO DATA</b>               |      |             |         |
| Exterior Wall 1     | 14   | Wood Shingle  |  | Parcel Id                       |      | C           | Own     |
| Exterior Wall 2     |      |               |  |                                 |      | B           | S       |
| Roof Structure      | 03   | Gable         |  | Adjust Type                     | Code | Description | Factor% |
| 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      |  |                                 |      |             | 495,667 |
| Interior Floor 2    |      |               |  | Net Other Adj                   |      |             | 40,455  |
| Heat Fuel           | 03   | Gas           |  | Replace Cost                    |      |             | 536,123 |
| Heat Type           | 05   | Hot Water     |  | Year Built                      |      |             | 1967    |
| 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      | 1    |               |  | 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 Rcnld                  |      |             | 407,500 |
| Sq Ft Fin Bsmt      | 564  |               |  | Dep % Ovr                       |      |             |         |
| FBM Quality         | 04   | Above Average |  | Dep Ovr Comment                 |      |             |         |
| Foundation          | 06   | Poured Conc   |  | Misc Imp Ovr                    |      |             |         |
| Bsmt Garage         | 0    |               |  | Misc Imp Ovr Comment            |      |             |         |
| Bsmt Area           | 1014 |               |  | 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   | 192   | 21.00      | 1980   | A        | 70   | C     | 1.00       | 2,800       |

| BUILDING SUB-AREA SUMMARY SECTION |                     |             |            |          |           |                |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description         | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor         | 1,014       | 1,014      | 1,014    | 244.77    | 248,201        |
| BSM                               | Basement            | 0           | 1,014      | 203      | 49.00     | 49,689         |
| DCK                               | Deck                | 0           | 466        | 47       | 24.69     | 11,504         |
| TQS                               | Three Quarter Story | 761         | 1,014      | 761      | 183.70    | 186,273        |
| Ttl Gross Liv / Lease Area        |                     | 1,775       | 3,508      | 2,025    |           | 495,667        |



119 OAK ST

