

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | |
|--|--|---|-----------|----------------------|----------|--------------------|---------|-------------|------|-----------|-----------|
| DUGAN JOHN G TT ANNE R RIDGE IRREVOCABLE TRUS 124 EVERGREEN ST DUXBURY MA 02332 | | 0 | Water | 0 | Two-Way | 0 | Average | Description | Code | Appraised | Assessed |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1090 | 1,319,300 | 1,319,300 |
| | | SUPPLEMENTAL DATA | | Cyclical Exemption W | | 6 | | RES LAND | 1090 | 515,400 | 515,400 |
| | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5120 Total Acres 1.517 Chapter Lan GIS ID F_872695_2836336 | | District Res Exem | | | | RESIDNTL | 1090 | 198,600 | 198,600 |
| | | | | Assoc Pid# | | | | Total | | 2,033,300 | 2,033,300 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|----------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|------------|-------|------|-----------|
| 4 GIRLS PROPERTIES LLC | | 58362 180 | 10-13-2023 | U | I | 800,000 | 1 | Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
| DUGAN JOHN G TT | | 50100 0169 | 07-27-2018 | U | I | 10 | 1A | 2023 | 1090 | 1,164,300 | 2022 | 1090 | 1,040,700 | 2021 | 1090 | 939,300 |
| WELLS SARA A TT 124 EVERGREEN ST | | 47898 0344 | 12-19-2016 | U | I | 10 | 1A | | 1090 | 503,500 | | 1090 | 424,800 | | 1090 | 513,700 |
| RIDGE ANNE R | | 43789 0173 | 11-04-2013 | U | I | 10 | 1A | | 1090 | 127,700 | | 1090 | 127,700 | | 1090 | 122,600 |
| RIDGE GERALD M & ANNE R TT | | 15160 0010 | 05-08-1997 | U | I | 10 | 1 | Total | | 1,795,500 | Total | | 1,593,200 | Total | | 1,575,600 |

| 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 | | | | |

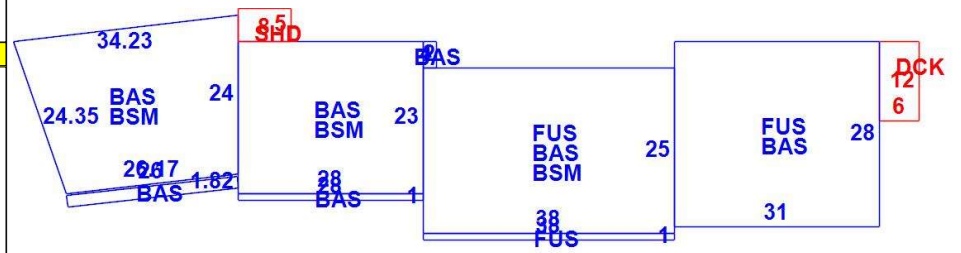
| APPRAISED VALUE SUMMARY | |
|-------------------------------|-----------|
| Appraised Bldg. Value (Card) | 1,319,300 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 198,600 |
| Appraised Land Value (Bldg) | 515,400 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 2,033,300 |
| Valuation Method | C |
| Total Appraised Parcel Value | 2,033,300 |

| NOTES | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|
| GARAGE = 4 CAR W LIVING AREA | | | | | | | | | |

| 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 |
| | | | | | | | | | | 10-24-2019 | SJT | 10 | | 01 | Measure - No Entry |
| | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | | 05-10-2007 | 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 | 1090 | Multi Houses | RC | Primary | 40,000 SF | 8.75 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | | 12.16 | 486,200 | |
| 1 | 1090 | Multi Houses | RC | Residual | 0.600 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0070 | 1.389 | | | 1.12 | 29,200 | |
| Total Card Land Units | | | | | 1.52 AC | Parcel Total Land Area | | | | | 1.52 | Total Land Value | | | 515,400 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|-------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 2571 | |
| 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 | 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 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 1,016,538 |
| Interior Floor 2 | | | Replace Cost | | 44,370 |
| Heat Fuel | 02 | Oil | Year Built | | 1,060,908 |
| Heat Type | 05 | Hot Water | Effective Year Built | | 1965 |
| AC Type | 03 | Central | Depreciation Code | | 1997 |
| Bedrooms | 5 | | Remodel Rating | | G |
| Full Baths | 4 | | Year Remodeled | | |
| Half Baths | 0 | | Depreciation % | | 24 |
| Extra Fixtures | 3 | | Functional Obsol | | |
| Total Rooms | 9 | | External Obsol | | |
| Bath Style | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style | 02 | Average | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 3 | | Percent Good | | 76 |
| Extra Openings | 0 | | Cns Sect Rcnd | | 806,300 |
| Gas Fireplaces | 0 | | Dep % Ovr | | |
| Sq Ft Fin Bsmt | 0 | | Dep Ovr Comment | | |
| FBM Quality | | | Misc Imp Ovr | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr Comment | | |
| Bsmt Garage | 4 | | Cost to Cure Ovr | | |
| Bsmt Area | 2571 | | Cost to Cure Ovr Comment | | |



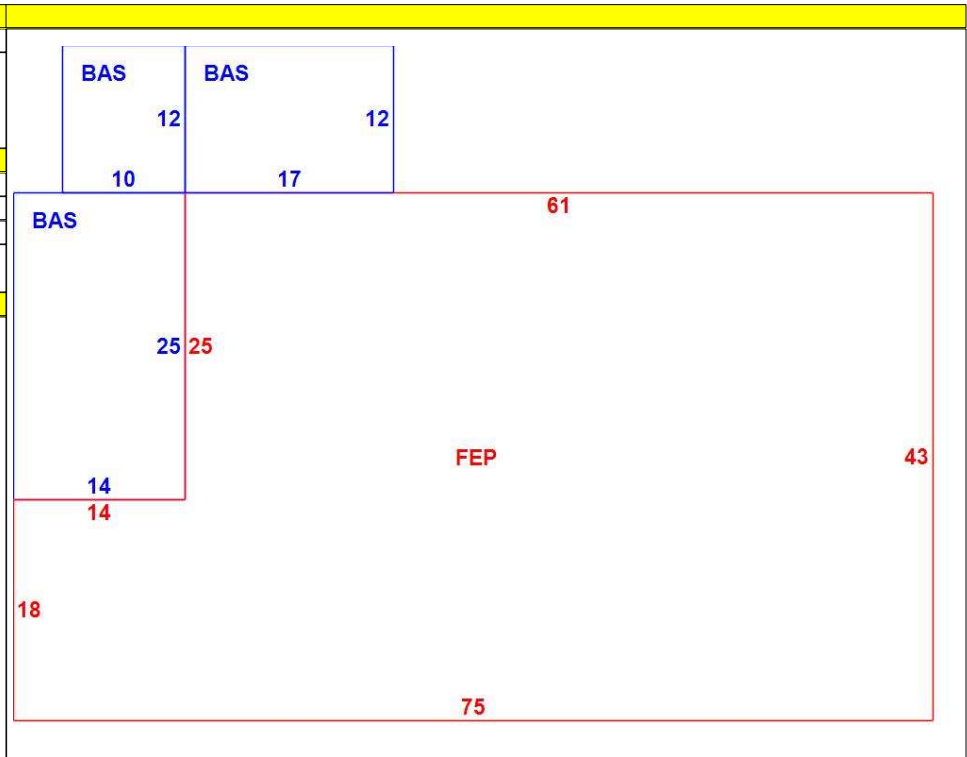
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
|--|---------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
| TEN | Tennis Court | L | 1 | 48500.00 | 1985 | P | 35 | C | 1.00 | 17,000 |
| FN2 | Fence - Wood | L | 500 | 35.00 | 1980 | A | 70 | C | 1.00 | 12,300 |
| PTO | Patio | L | 1,448 | 15.00 | 1986 | A | 70 | C | 1.00 | 15,200 |
| PTO | Patio | L | 5,000 | 15.00 | 1980 | A | 70 | C | 1.00 | 52,500 |
| SHD1 | Shed | L | 140 | 21.00 | 2000 | A | 70 | C | 1.00 | 2,100 |
| SHD3 | Shed - Metal | L | 176 | 14.00 | 1985 | A | 70 | C | 1.00 | 1,700 |
| SPL2 | Ing Pool-Good | L | 1,316 | 89.00 | 1986 | A | 70 | C | 1.00 | 82,000 |
| GNR | GENERATOR | L | 1 | 12400.00 | 2018 | G | 85 | B | 1.50 | 15,800 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 3,264 | 3,264 | 3,264 | 181.40 | 592,073 |
| BSM | Basement | 0 | 2,313 | 463 | 36.31 | 83,986 |
| DCK | Deck | 0 | 72 | 7 | 17.64 | 1,270 |
| FUS | Finished Upper Story | 1,856 | 1,856 | 1,856 | 181.40 | 336,669 |
| SHD | Attached Shed | 0 | 40 | 14 | 63.49 | 2,540 |
| Ttl Gross Liv / Lease Area | | 5,120 | 7,545 | 5,604 | | 1,016,538 |



| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | |
|--|------------|--------------|-------------|-------------------|------------|------------------------|-----------|---|----------|--------------------|-----------|---|-----------|---|-----------|----------------|------------|
| DUGAN JOHN G TT ANNE R RIDGE IRREVOCABLE TRUS 124 EVERGREEN ST DUXBURY MA 02332 | | 0 | Water | 0 | Two-Way | 0 | Average | Description | Code | Appraised | Assessed | RESIDNTL 1090 1,319,300 1,319,300 RES LAND 1090 515,400 515,400 RESIDNTL 1090 198,600 198,600 | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | | | | | | | | | | |
| | | | | 0 | Medium | | | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | | | Total | | 2,033,300 | 2,033,300 | | |
| Alt Prcl ID | | Cyclical | | 6 | | | | | | | | | | | | | |
| Scnd Home | | Exemption | | | | | | | | | | | | | | | |
| Tax Class T | | W | | | | | | | | | | | | | | | |
| Tot Fin Area 5120 | | District | | | | | | | | | | | | | | | |
| Total Acres 1.517 | | Res Exem | | | | | | | | | | | | | | | |
| Chapter Lan | | | | | | | | | | | | | | | | | |
| GIS ID F_872695_2836336 | | Assoc Pid# | | | | | | | | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
| 4 GIRLS PROPERTIES LLC | | 58362 | 180 | 10-13-2023 | | U | I | 800,000 | | 1 | Year | Code | Assessed | Year | Code | Assessed | |
| DUGAN JOHN G TT | | 50100 | 0169 | 07-27-2018 | | U | I | 10 | | 1A | 2023 | 1090 | 1,164,300 | 2022 | 1090 | 1,040,700 | |
| WELLS SARA A TT 124 EVERGREEN ST | | 47898 | 0344 | 12-19-2016 | | U | I | 10 | | 1A | | 1090 | 503,500 | | 1090 | 424,800 | |
| RIDGE ANNE R | | 43789 | 0173 | 11-04-2013 | | U | I | 10 | | 1A | | 1090 | 127,700 | | 1090 | 127,700 | |
| RIDGE GERALD M & ANNE R TT | | 15160 | 0010 | 05-08-1997 | | U | I | 10 | | 1 | | | | | 1090 | 122,600 | |
| Total | | | | | | | | | | | | 1,795,500 | Total | 1,593,200 | Total | 1,575,600 | |
| 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 | | | | | | | | | |
| 0070 | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Bldg. Value (Card) 1,319,300 | | | | | |
| BLDG IS ENCL'D POOL W LRG GLASSED | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) 0 | | | | | |
| AREAS | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) 198,600 | | | | | |
| 10/24/2019 | | | | | | | | | | | | Appraised Land Value (Bldg) 515,400 | | | | | |
| CARD LEFT ON DOOR FOR HOMEOWNER TO CALL | | | | | | | | | | | | Special Land Value 0 | | | | | |
| FOR A FULL INSPECTION. | | | | | | | | | | | | Total Appraised Parcel Value 2,033,300 | | | | | |
| | | | | | | | | | | | | Valuation Method C | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value 2,033,300 | | | | | |
| 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 | |
| | | | | | | | | | | | | | | | | | |
| 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 |
| 2 | 1090 | Multi Houses | | | 0.000 AC | 0.00 | 1.00000 | 0 | 1.00 | 0070 | 1.389 | | | 0.0000 | | 0.00 | 0 |
| Total Card Land Units | | | | | 0.00 AC | Parcel Total Land Area | | | | | 1.52 | Total Land Value | | | | | 0 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | Bsmt Area | 0 | |
| Model | 01 | Residential | Bsmt Type | 00 | |
| Grade | 08 | Excellent | Unfin Area | 0.00 | N/A |
| Stories | 1 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 25 | Vinyl Siding | CONDO DATA | | |
| Exterior Wall 2 | | | Parcel Id | | C |
| Roof Structure | 03 | Gable | | | Own |
| Roof Cover | 03 | Asphalt | | | B |
| Interior Wall 1 | 05 | Drywall | | | S |
| Interior Wall 2 | | | Adjust Type | Code | Description |
| Interior Floor 1 | 12 | Hardwood | Condo Flr | | Factor% |
| Interior Floor 2 | | | Condo Unit | | |
| Heat Fuel | 02 | Oil | COST / MARKET VALUATION | | |
| Heat Type | 04 | Forced Air-Duc | Net Other Adj | | 569,577 |
| AC Type | 03 | Central | Replace Cost | | 26,950 |
| Bedrooms | 1 | | Year Built | | 596,527 |
| Full Baths | 2 | | Effective Year Built | | 1965 |
| Half Baths | 0 | | Depreciation Code | | 2007 |
| Extra Fixtures | 3 | | Remodel Rating | | E |
| Total Rooms | 4 | | Year Remodeled | | 14 |
| Bath Style | 02 | Average | Depreciation % | | 14 |
| Kitchen Style | 02 | Average | Functional Obsol | | |
| Extra Kitchens | 0 | | External Obsol | | |
| Fireplaces | 1 | | Trend Factor | | 1.000 |
| Extra Openings | 0 | | Condition | | |
| Gas Fireplaces | 0 | | Condition % | | |
| Sq Ft Fin Bsmt | 0 | | Percent Good | | 86 |
| FBM Quality | 03 | Average | Cns Sect Rcnld | | 513,000 |
| Foundation | 06 | Poured Conc | Dep % Ovr | | |
| Bsmt Garage | 0 | | Dep Ovr Comment | | |
| Bsmt Area | 0 | | Misc Imp Ovr | | |
| | | | Misc Imp Ovr Comment | | |
| | | | 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 674 | 674 | 674 | 237.42 | 160,023 |
| FEP | Finished Enclosed Porch | 0 | 2,875 | 1,725 | 142.45 | 409,554 |
| Ttl Gross Liv / Lease Area | | 674 | 3,549 | 2,399 | | 569,577 |

