

| CURRENT OWNER            |  | TOPO                                                                                             | UTILITIES  | STRT / ROAD                                       | LOCATION  | CURRENT ASSESSMENT |      |           |          |         |
|--------------------------|--|--------------------------------------------------------------------------------------------------|------------|---------------------------------------------------|-----------|--------------------|------|-----------|----------|---------|
| NEE THOMAS D             |  |                                                                                                  | 0 Water    | 0 Arterial                                        | 0 Average | Description        | Code | Appraised | Assessed |         |
| NEE AUDREY LAROWE        |  |                                                                                                  | 0 No Sewer | 0 Paved                                           | 0 Average | RESIDENTL          | 1010 | 395,900   | 395,900  |         |
| 590 BAY RD               |  |                                                                                                  |            | 0 Heavy                                           |           | RES LAND           | 1010 | 522,400   | 522,400  |         |
| <b>SUPPLEMENTAL DATA</b> |  |                                                                                                  |            |                                                   |           |                    |      |           |          |         |
| DUXBURY MA 02332         |  | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2154<br>Total Acres 3.638<br>Chapter Lan |            | Cyclical 7<br>Exemption W<br>District<br>Res Exem |           |                    |      |           |          |         |
| GIS ID F_870895_2830477  |  | Assoc Pid#                                                                                       |            |                                                   |           |                    |      | Total     |          | 918,300 |

905  
 DUXBURY, MA  
**VISION**

| RECORD OF OWNERSHIP |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|
| NEE THOMAS D        |  | 33360 0038  | 09-15-2006 | Q   | I   | 641,000    | 00 | Year                           | Code | Assessed | Year  | Code | Assessed |
|                     |  |             |            |     |     |            |    | 2023                           | 1010 | 297,800  | 2022  | 1010 | 272,300  |
|                     |  |             |            |     |     |            |    |                                | 1010 | 566,100  |       | 1010 | 360,900  |
|                     |  |             |            |     |     |            |    | Total                          |      | 863,900  | Total |      | 633,200  |
|                     |  |             |            |     |     |            |    | Total                          |      |          | Total |      | 595,900  |

| 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 |
| 0060                   |           |   | Batch   |

| NOTES |  |  |  |
|-------|--|--|--|
|       |  |  |  |

| APPRAISED VALUE SUMMARY       |         |
|-------------------------------|---------|
| Appraised Bldg. Value (Card)  | 395,900 |
| Appraised Xf (B) Value (Bldg) | 0       |
| Appraised Ob (B) Value (Bldg) | 0       |
| Appraised Land Value (Bldg)   | 522,400 |
| Special Land Value            | 0       |
| Total Appraised Parcel Value  | 918,300 |
| Valuation Method              | C       |
| Total Appraised Parcel Value  | 918,300 |

| 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     |
| BPO-23-204             | 05-30-2023 | AD   | Addition    | 31,550 | 06-21-2023 | 100    |            | NEW 16X33 DECK. RAZE OLD       | 08-29-2023 | SJT | 5    |    | 06 | Inspection Only    |
| BPO-22-414             | 11-09-2022 | BP   | Bldg Permit | 70,000 | 06-21-2023 | 100    | 03-27-2023 | Remove 13.8 x17.8 addition due | 06-21-2023 | SJT | 5    |    | 01 | Measure - No Entry |
| 11541                  | 04-18-1990 | AD   | Addition    | 3,900  | 01-06-1991 | 100    |            | DECK 12 X 22                   | 09-09-2019 | SJT | 10   |    | 00 | Measure & Listed   |
|                        |            |      |             |        |            |        |            |                                | 04-12-2013 | VGS |      |    | 20 | Field Review       |
|                        |            |      |             |        |            |        |            |                                | 02-27-2008 | 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 | PD   | Primary   | 40,000 SF  | 8.75                   | 1.00000  | 5          | 1.00  | 0060  | 1.341     |                  | 1.0000              | 11.74      | 469,400    |
| 1                           | 1010     | Single Family | RC   | Residual  | 1.220 AC   | 35,000.00              | 0.85573  | 5          | 1.00  | 0060  | 1.341     |                  | 1.0000              | 0.92       | 49,000     |
| 1                           | 1010     | Single Family | RC   | Undevelop | 1.500 AC   | 2,000.00               | 1.00000  | 0          | 1.00  | 0060  | 1.341     |                  | 1.0000              | 0.06       | 4,000      |
| Total Card Land Units       |          |               |      |           | 3.64 AC    | Parcel Total Land Area |          |            |       |       | 3.64      | Total Land Value |                     |            | 522,400    |

| CONSTRUCTION DETAIL |      |              | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element             | Cd   | Description  | Element                         | Cd   | Description |
| Style               | 03   | Colonial     | Bsmt Area                       | 1288 |             |
| Model               | 01   | Residential  | Bsmt Type                       | 04   |             |
| Grade               | 05   | Ave/Good     | Unfin Area                      | 0.00 | Full        |
| Stories             | 2    |              |                                 |      |             |
| Occupancy           | 1    |              | <b>CONDO DATA</b>               |      |             |
| 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                       |      | Factor%     |
| Interior Wall 1     | 05   | Drywall      | Condo Unit                      |      |             |
| Interior Wall 2     |      |              | <b>COST / MARKET VALUATION</b>  |      |             |
| Interior Floor 1    | 12   | Hardwood     | Net Other Adj                   |      | 520,108     |
| Interior Floor 2    |      |              | Replace Cost                    |      | 22,230      |
| Heat Fuel           | 02   | Oil          | Year Built                      |      | 542,339     |
| Heat Type           | 05   | Hot Water    | Effective Year Built            |      | 1984        |
| AC Type             | 06   | Partial      | Depreciation Code               |      | 1994        |
| Bedrooms            | 4    |              | Remodel Rating                  |      | A           |
| Full Baths          | 2    |              | Year Remodeled                  |      |             |
| Half Baths          | 1    |              | Depreciation %                  |      | 27          |
| Extra Fixtures      | 0    |              | 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          | 1    |              | Percent Good                    |      | 73          |
| Extra Openings      | 0    |              | Cns Sect Rcnld                  |      | 395,900     |
| 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         | 2    |              | Cost to Cure Ovr                |      |             |
| Bsmt Area           | 1288 |              | 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          | 1,482       | 1,482      | 1,482    | 189.48    | 280,802        |
| BSM                               | Basement             | 0           | 1,312      | 262      | 37.84     | 49,642         |
| DCK                               | Deck                 | 0           | 488        | 49       | 19.03     | 9,284          |
| FUS                               | Finished Upper Story | 952         | 952        | 952      | 189.48    | 180,380        |
| Ttl Gross Liv / Lease Area        |                      | 2,434       | 4,234      | 2,745    |           | 520,108        |

