

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|-------------------|--|------|---|-------------|-------------|--------------------|------|-----------|-----------|------------------------|
| ZABILSKI JOSEPH F | | | 0 Water | 0 Two-Way | 0 Very Good | Description | Code | Appraised | Assessed | 905 DUXBURY, MA |
| ZABILSKI JANET L | | | 0 Septic | 0 Paved | 0 Average | RESIDNTL | 1010 | 1,277,500 | 1,277,500 | |
| 37 BEECHWOOD LN | | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 2,477,500 | 2,477,500 | |
| DUXBURY MA 02332 | | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4081 Total Acres .66 Chapter Lan GIS ID F_873951_2831027 | | | RESIDNTL | 1010 | 68,100 | 32,400 | |
| | | | | | | Total | | 3,823,100 | 3,787,400 | VISION |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|---------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|-----------|-----------|-------|-----------|-----------|-------|-----------|
| ZABILSKI JOSEPH F | | 18093 0230 | 12-01-1999 | Q | I | 505,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | | |
| TARR BARRY F | | 11560 0278 | 01-05-1993 | U | I | 1 | 1 | 2023 | 1010 | 949,500 | 2022 | 1010 | 798,200 | | |
| | | | | | | | | | 1010 | 1,606,800 | | 1010 | 1,261,100 | | |
| | | | | | | | | | 1010 | 25,100 | | 1010 | 25,100 | | |
| | | | | | | | | Total | 2,581,400 | | Total | 2,084,400 | | Total | 1,757,000 |

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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0080 | | | | |

| APPRAISED VALUE SUMMARY | | | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|
| Appraised Bldg. Value (Card) | | | | | | | | | | 1,277,500 | | | |
| Appraised Xf (B) Value (Bldg) | | | | | | | | | | 0 | | | |
| Appraised Ob (B) Value (Bldg) | | | | | | | | | | 68,100 | | | |
| Appraised Land Value (Bldg) | | | | | | | | | | 2,477,500 | | | |
| Special Land Value | | | | | | | | | | 0 | | | |
| Total Appraised Parcel Value | | | | | | | | | | 3,823,100 | | | |
| Valuation Method | | | | | | | | | | C | | | |
| Total Appraised Parcel Value | | | | | | | | | | 3,823,100 | | | |

| 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-22-521 | 12-21-2022 | SP | Solar Panels | 49,557 | 06-15-2023 | 100 | 05-05-2023 | Install 34 roof top panels. | | 06-15-2023 | SJT | 5 | | 06 | Inspection Only |
| QPO-22-22 | 09-29-2022 | MN | Maintenance | 33,000 | | 100 | | Strip and re-roof (60 sf) | | 04-12-2013 | VGS | | | 20 | Field Review |
| 199 | 05-17-2004 | AD | Addition | 25,000 | | 100 | | PORCHES AND DECK | | 10-04-2012 | KP | 6 | | 30 | Quality Control |
| 166 | 04-27-2004 | DM | Demolish | 2,500 | | 100 | | DEMO DWELLING | | 03-04-2010 | K-D | | 1 | 00 | Measure & Listed |
| 65 | 03-04-2003 | NC | New Construct | 270,000 | 04-09-2004 | 100 | | SINGLE FAM DWELLING | | | | | | | |
| 505 | 11-21-2002 | NC | New Construct | 30,000 | 04-09-2004 | 100 | | FOUNDATION ONLY | | | | | | | |
| 294 | 07-08-2002 | AD | Addition | 12,500 | 03-27-2003 | 100 | | PIER/WALKWAY | | | | | | | |

| 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 | 17,835 | SF | 16.80 | 1.00000 | 5 | 1.00 | 0080 | 1.503 | | | W550 | 5.5000 | 138.87 | 2,476,700 |
| 1 | 1010 | Single Family | RC | Undevelop | 0.250 | AC | 2,000.00 | 1.00000 | 0 | 1.00 | 0080 | 1.503 | MARSH | | 1.0000 | 0.07 | 800 | |
| Total Card Land Units | | | | | 0.66 | AC | Parcel Total Land Area | | | | | 0.66 | Total Land Value | | | | | 2,477,500 |

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

| Element | Cd | Description | Element | Cd | Description |
|------------------|------|--------------|--------------------------------|------|-------------|
| Style | 04 | Cape Cod | Bsmt Area | 1754 | |
| Model | 01 | Residential | Bsmt Type | 00 | |
| Grade | 10 | Custom + | Unfin Area | 0.00 | N/A |
| Stories | 1.95 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B S |
| Roof Structure | 03 | Gable | Adjust Type | Code | Description |
| Roof Cover | 10 | Wood Shingle | Condo Flr | | |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 1,362,640 |
| Interior Floor 2 | | | Replace Cost | | 41,205 |
| Heat Fuel | 02 | Oil | Year Built | | 2003 |
| Heat Type | 05 | Hot Water | Effective Year Built | | 2012 |
| AC Type | 03 | Central | Depreciation Code | | E |
| Bedrooms | 3 | | Remodel Rating | | |
| Full Baths | 3 | | Year Remodeled | | |
| Half Baths | 1 | | Depreciation % | | 9 |
| Extra Fixtures | 2 | | Functional Obsol | | |
| Total Rooms | 7 | | External Obsol | | |
| Bath Style | 03 | Modern | Trend Factor | | 1.000 |
| Kitchen Style | 03 | Modern | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 1 | | Percent Good | | 91 |
| Extra Openings | 0 | | Cns Sect Rcnld | | 1,277,500 |
| 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 | 0 | | Cost to Cure Ovr | | |
| Bsmt Area | 1754 | | 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 |
|------|----------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| FGR1 | Garage - 1 Sto | L | 360 | 52.00 | 1975 | A | 70 | C | 1.00 | 13,100 |
| DCK | Dock | L | 408 | 45.00 | 2002 | A | 70 | B | 1.50 | 19,300 |
| SLR | Solar Panels | L | 34 | 1050.00 | 2022 | A | 70 | C | 1.00 | 35,700 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprc Value |
|----------------------------|----------------------|-------------|------------|----------|-----------|---------------|
| BAS | First Floor | 1,754 | 1,754 | 1,754 | 287.90 | 504,980 |
| BSM | Basement | 0 | 1,754 | 351 | 57.61 | 101,054 |
| DCK | Deck | 0 | 150 | 15 | 28.79 | 4,319 |
| FGR | Garage | 0 | 680 | 272 | 115.16 | 78,309 |
| FNS | Finished 90% Story | 1,561 | 1,734 | 1,561 | 259.18 | 449,415 |
| FOP | Open Porch | 0 | 667 | 100 | 43.16 | 28,790 |
| FUS | Finished Upper Story | 680 | 680 | 680 | 287.90 | 195,773 |
| Ttl Gross Liv / Lease Area | | 3,995 | 7,419 | 4,733 | | 1,362,640 |

