

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|---------------------------|--|----------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----------------------------------------------------------------|--------------------|---------|-----------|-----------|-----------|
| HUTCHINSON SCOTT TYLER TT | | | 0 Water | 0 Arterial | 0 Average | Description | Code | Appraised | Assessed | |
| HUTCHINSON LEE ANN TT | | | 0 No Sewer | 0 Paved | 0 Average | RESIDENTL | 1010 | 703,000 | 703,000 | |
| 10 WHITEPINE LN | | SUPPLEMENTAL DATA | | | RES LAND | 1010 | 470,800 | 470,800 | | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2565 Total Acres .948 Chapter Lan GIS ID F_871549_2832372 | | | Cyclical 7 Exemption W District Res Exem Assoc Pid# | | Total | | 1,173,800 | 1,173,800 |

905
 DUXBURY, MA
VISION

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | |
|---------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|----------|
| HUTCHINSON SCOTT TYLER TT | | 45896 0244 | 08-07-2015 | U | I | 100 | 1A | Year | Code | Assessed | Year | Code | Assessed |
| HUTCHINSON LEE A | | 30649 0040 | 06-02-2005 | Q | I | 638,000 | 00 | 2023 | 1010 | 533,000 | 2022 | 1010 | 487,000 |
| MULVENA MICHAEL T | | 25566 0178 | 06-25-2003 | Q | I | 610,000 | 00 | | 1010 | 505,300 | | 1010 | 321,100 |
| SHORESIDE REALTY TRUST | | 21395 0311 | 01-23-2002 | Q | V | 230,000 | 00 | Total | | 1,038,300 | Total | | 808,100 |
| LONIGRO ROBERT L | | 21395 0309 | 01-23-2002 | U | V | 1 | 1F | Total | | 748,300 | Total | | 748,300 |

| 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

| APPRAISED VALUE SUMMARY | | | |
|-------------------------------|--|--|-----------|
| Appraised Bldg. Value (Card) | | | 703,000 |
| Appraised Xf (B) Value (Bldg) | | | 0 |
| Appraised Ob (B) Value (Bldg) | | | 0 |
| Appraised Land Value (Bldg) | | | 470,800 |
| Special Land Value | | | 0 |
| Total Appraised Parcel Value | | | 1,173,800 |
| Valuation Method | | | C |
| Total Appraised Parcel Value | | | 1,173,800 |

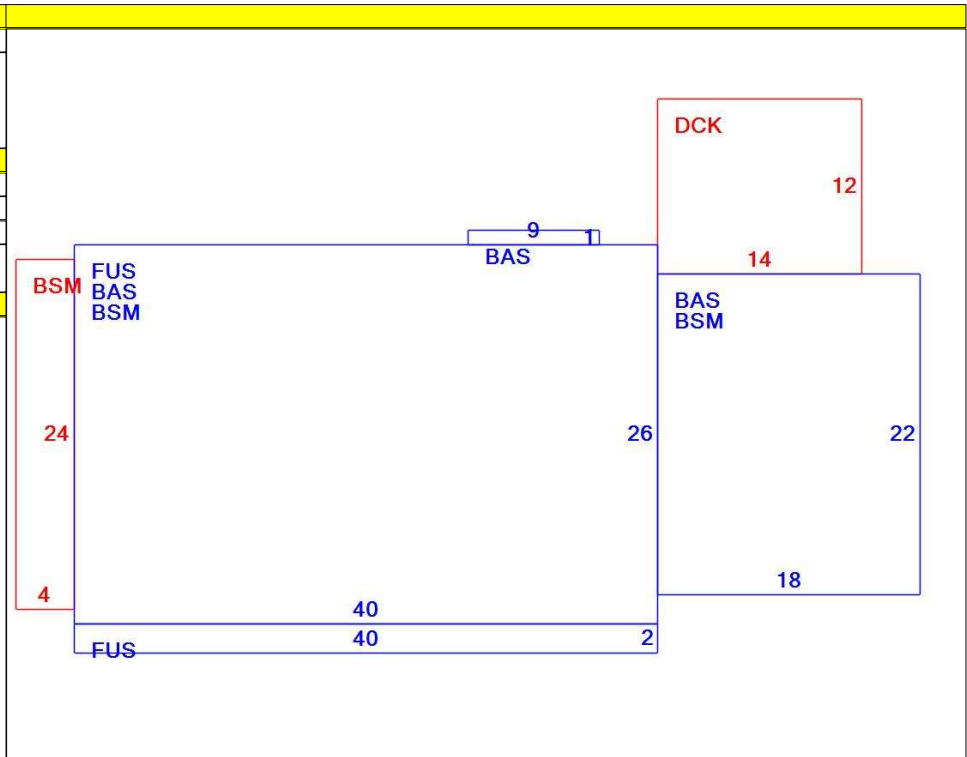
| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0060 | | | | |

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

| 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 |
| 118 | 05-27-2010 | NC | New Construct | 6,500 | | 100 | | 6X10 ENTRY,DK&STRS | 11-05-2020 | SJT | 10 | | 20 | Field Review |
| 35 | 02-08-2002 | NC | New Construct | 176,000 | 12-28-2002 | 100 | | SINGL-FAM DWELLING/GR | 04-12-2013 | VGS | | | 20 | Field Review |
| | | | | | | | | | 11-15-2003 | KP | | 4 | 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 | 0060 | 1.341 | | | 11.74 | 469,400 |
| 1 | 1010 | Single Family | RC | Residual | 0.030 AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0060 | 1.341 | | | 1.07 | 1,400 |
| Total Card Land Units | | | | | 0.95 AC | Parcel Total Land Area | | | | | 0.95 | Total Land Value | | | 470,800 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 1532 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 08 | Excellent | 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 | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 742,634 |
| Interior Floor 2 | | | Net Other Adj | | 29,925 |
| Heat Fuel | 03 | Gas | Replace Cost | | 772,560 |
| Heat Type | 05 | Hot Water | Year Built | | 2002 |
| AC Type | 03 | Central | Effective Year Built | | 2012 |
| Bedrooms | 4 | | Depreciation Code | | E |
| Full Baths | 2 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 9 |
| Total Rooms | 9 | | 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 | | 91 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 703,000 |
| Sq Ft Fin Bsmt | 0 | | Dep % Ovr | | |
| FBM Quality | | | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 2 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 1532 | | 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 | 1,445 | 1,445 | 1,445 | 257.15 | 371,575 |
| BSM | Basement | 0 | 1,532 | 306 | 51.36 | 78,686 |
| DCK | Deck | 0 | 168 | 17 | 26.02 | 4,371 |
| FUS | Finished Upper Story | 1,120 | 1,120 | 1,120 | 257.15 | 288,002 |
| Ttl Gross Liv / Lease Area | | 2,565 | 4,265 | 2,888 | | 742,634 |

