

| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|-------------------|--|---|------------|--------------|-----------|--------------------|------|-----------|-----------|---|
| CUNNINGHAM STEVEN | | | 0 Water | 0 Cul-De-Sac | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA VISION |
| FARUP CHRISTINA | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 257,000 | 257,000 | |
| 88 ABRAMS HILL | | SUPPLEMENTAL DATA | | | | RES LAND | 1010 | 858,000 | 858,000 | |
| DUXBURY MA 02332 | | Alt Prcl ID Scnd Home 500598 Tax Class T Tot Fin Area 1542 Total Acres .762 Chapter Lan GIS ID F_880462_2845788 | | | | RESIDNTL | 1010 | 65,800 | 65,800 | |
| | | | | | | Total | | 1,180,800 | 1,180,800 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|----------------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|------|---------|----------|-------|------|----------|
| CUNNINGHAM STEVEN | | 44936 0065 | 11-12-2014 | Q | I | 785,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| GINO WILLIAM L & GINO MARGARET A | | 40251 0008 | 08-24-2011 | U | I | 680,000 | 1 | 2023 | 1010 | 275,900 | 2022 | 1010 | 246,200 | 2021 | 1010 | 243,800 |
| KINASEWICH JANET E | | 13090 0038 | 07-29-1994 | Q | I | 215,400 | 00 | | 1010 | 811,900 | | 1010 | 673,600 | | 1010 | 568,600 |
| KINASEWICH JANET E | | 13051 0092 | 07-29-1994 | Q | I | 215,400 | 00 | | 1010 | 47,800 | | 1010 | 47,800 | | 1010 | 47,800 |
| Total | | | | | | | | 1,135,600 | | Total | | 967,600 | | Total | | 860,200 |

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

| ASSESSING NEIGHBORHOOD | | | | |
|------------------------|-----------|---|---------|-------|
| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0081 | | | | |

| NOTES | | | |
|---|--|--|--|
| This signature acknowledges a visit by a Data Collector or Assessor | | | |

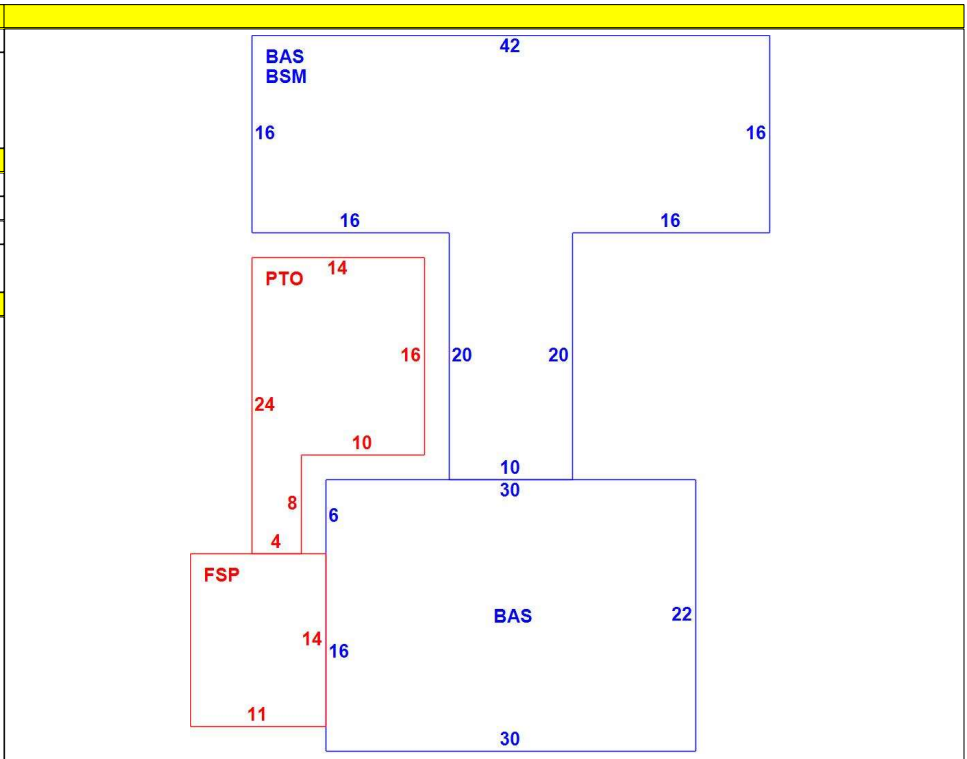
| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | | |
|------------------------|------------|------|---------------|--------|-----------|--------|-----------|----------------------|--|------------------------|-----|------|----|----|--------------------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | | Date | Id | Type | Is | Cd | Purpose/Result |
| 163 | 09-07-2011 | RM | Remodel | 24,000 | | 100 | | BTMRM& 350' BASEMENT | | 11-24-2021 | SJT | 10 | | 21 | Field Review + GIS |
| 92 | 06-15-2010 | MN | Maintenance | 15,000 | | 100 | | WOOD SIDING,DR,ROOF | | 05-07-2015 | SJD | 9 | | 01 | Measure - No Entry |
| 193 | 05-30-2006 | MS | Miscellaneous | 5,000 | | 100 | | P FOOTING/FON 15X20 | | 04-12-2013 | VGS | | | 20 | Field Review |
| 432 | 09-14-2004 | AD | Addition | 60,000 | | 100 | | 1 STORY ADD | | 01-03-2013 | 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 | 33,186 SF | 10.14 | 1.00000 | 5 | 1.00 | 0081 | 2.549 | | 1.0000 | 25.85 | 858,000 | |
| Total Card Land Units | | | | | 0.76 AC | Parcel Total Land Area | | | | | 0.76 | Total Land Value | | | 858,000 | |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 01 | Ranch | Bsmt Area | 872 | |
| Model | 01 | Residential | Bsmt Type | 03 | |
| Grade | 04 | Above Ave | Unfin Area | 0.00 | Partial |
| Stories | 1 | | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure | 03 | Gable | | | |
| Roof Cover | 03 | Asphalt | | | |
| Interior Wall 1 | 05 | Drywall | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Hardwood | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type | 11 | Other | | | |
| AC Type | 01 | None | | | |
| Bedrooms | 2 | | | | |
| Full Baths | 2 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 2 | | | | |
| Total Rooms | 5 | | | | |
| Bath Style | 02 | Average | | | |
| Kitchen Style | 02 | Average | | | |
| Extra Kitchens | 0 | | | | |
| Fireplaces | 1 | | | | |
| Extra Openings | 0 | | | | |
| Gas Fireplaces | 0 | | | | |
| Sq Ft Fin Bsmt | 350 | | | | |
| FBM Quality | 02 | Low Quality | | | |
| Foundation | 06 | Poured Conc | | | |
| Bsmt Garage | 0 | | | | |
| Bsmt Area | 872 | | | | |

| CONDO DATA | | | |
|-------------|------|-------------|---------|
| Parcel Id | | C | Ownr |
| | | | |
| | | B | S |
| Adjust Type | Code | Description | Factor% |
| Condo Flr | | | |
| Condo Unit | | | |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| Net Other Adj | 279,093 |
| Replace Cost | 26,853 |
| Year Built | 1945 |
| Effective Year Built | 2005 |
| Depreciation Code | E |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 16 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 84 |
| Cns Sect Rcnld | 257,000 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| GHSE | GUEST HOUS | L | 300 | 172.00 | 2010 | G | 85 | B | 1.50 | 65,800 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|----------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 1,532 | 1,532 | 1,532 | 159.48 | 244,326 |
| BSM | Basement | 0 | 872 | 174 | 31.82 | 27,750 |
| FSP | Screened Porch | 0 | 154 | 31 | 32.10 | 4,944 |
| PTO | Patio | 0 | 256 | 13 | 8.10 | 2,073 |
| Ttl Gross Liv / Lease Area | | 1,532 | 2,814 | 1,750 | | 279,093 |

