

| CURRENT OWNER   |            | TOPO          |             | UTILITIES   |            | STRT / ROAD  |                        | LOCATION  |        | CURRENT ASSESSMENT |            |  |                  | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |           |                  |                  |           |          |  |
|---|------------|---------------|-------------|---|------------|--------------|------------------------|---|--------|--------------------|------------|--|------------------|---|-----------|------------------|------------------|-----------|----------|--|
| BICKNELL SUZANNE L<br><br>2 GARDEN LN<br><br>DUXBURY MA 02332   |            | 0             | Water       | 0   | Cul-De-Sac | 0            | Average                | Description   | Code   | Appraised          | Assessed   | RESIDENTL<br>RES LAND                  |                  |   |           | 683,300          | 683,300          |           |          |  |
|   |            | 0             | No Sewer    | 0   | Paved      | 0            | Average                | 1010  | 1010   | 683,300            | 683,300    |  |                  |   |           |                  |                  |           |          |  |
|   |            | 0             | Light       | 0   |            | 0            |                        | 1010  | 1010   | 1,410,900          | 1,410,900  |  |                  |   |           |                  |                  |           |          |  |
| SUPPLEMENTAL DATA   |            |               |             |   |            |              |                        |   |        |                    |            |  |                  |   |           |                  |                  |           |          |  |
| Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 3174<br>Total Acres 1.478<br>Chapter Lan<br>GIS ID F_880231_2844896 |            |               |             | Cyclical 8<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# |            |              |                        | Total   |        | 2,094,200          |            | 2,094,200                              |                  |   |           |                  |                  |           |          |  |
| RECORD OF OWNERSHIP   |            | BK-VOL/PAGE   |             | SALE DATE   |            | Q/U V/I      |                        | SALE PRICE  |        | VC                 |            | PREVIOUS ASSESSMENTS (HISTORY)         |                  |   |           |                  |                  |           |          |  |
| BICKNELL SUZANNE L<br>WALDSTEIN JOSEPH & WALDSTEIN NA<br>WALDSTEIN JOSEPH   |            | 44304         | 0179        | 05-09-2014  |            | Q            | I                      | 775,000   |        | 00                 | Year       | Code                                   | Assessed         | Year  | Code      | Assessed         | Year             | Code      | Assessed |  |
|   |            | 10354         | 0248        | 07-28-1991  |            | Q            | I                      | 412,000   |        | 00                 | 2023       | 1010                                   | 540,400          | 2022  | 1010      | 453,200          | 2021             | 1010      | 430,800  |  |
|   |            | 10354         | 0248        | 06-28-1991  |            | Q            | I                      | 412,000   |        | 00                 |            | 1010                                   | 1,230,700        |   | 1010      | 554,000          |                  | 1010      | 416,300  |  |
| Total   |            |               |             |   |            |              |                        |   |        |                    | 1,771,100  |  | Total            |   | 1,007,200 |                  | Total            |           | 847,100  |  |
| 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  |            |               |             |   |            |              |                        |   |        |                    |            |  |                  |   |           |                  |                  |           |          |  |
| Nbhd  |            | Nbhd Name     |             | B   |            | Tracing      |                        | Batch   |        |                    |            |  |                  |   |           |                  |                  |           |          |  |
| 0090  |            |               |             |   |            |              |                        |   |        |                    |            |  |                  |   |           |                  |                  |           |          |  |
| NOTES   |            |               |             |   |            |              |                        |   |        |                    |            |  |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Appraised Bldg. Value (Card) 683,300   |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Appraised Xf (B) Value (Bldg) 0        |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Appraised Ob (B) Value (Bldg) 0        |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Appraised Land Value (Bldg) 1,410,900  |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Special Land Value 0                   |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Total Appraised Parcel Value 2,094,200 |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Valuation Method C                     |                  |   |           |                  |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    |            | Total Appraised Parcel Value 2,094,200 |                  |   |           |                  |                  |           |          |  |
| 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   |           |          |  |
| 56  | 05-17-2011 | MN            | Maintenance | 11,000  |            | 100          |                        | ROOF  |        |                    |            | 07-18-2021                             | SJD              | 6   |           | 30               | Quality Control  |           |          |  |
| 127   | 04-11-2002 | RM            | Remodel     | 10,000  | 05-09-2003 | 100          |                        | WINDOWS/BEAM/GIRT   |        |                    |            | 05-07-2015                             | SJD              | 9   | 1         | 00               | Measure & Listed |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    | 04-12-2013 | VGS                                    |                  |   | 20        | Field Review     |                  |           |          |  |
|   |            |               |             |   |            |              |                        |   |        |                    | 05-09-2003 | B&K                                    |                  | 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   | 40,000     | SF 8.75      | 1.00000                | 5   | 1.00   | 0090               | 3.661      | VIEW BACK RIVER. SCHOOL                |                  | V110,ES95                                   | 1.0450    | 33.48            | 1,339,100        |           |          |  |
| 1   | 1010       | Single Family | RC          | Residual  | 0.560      | AC 35,000.00 | 1.00000                | 5   | 1.00   | 0090               | 3.661      |  |                  |   | 1.0000    | 2.94             | 71,800           |           |          |  |
| Total Card Land Units   |            |               |             |   | 1.48       | AC           | Parcel Total Land Area |   |        |                    |            | 1.48                                   | Total Land Value |   |           |                  |                  | 1,410,900 |          |  |

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

| Element          | Cd   | Description   | Element                        | Cd   | Description |
|------------------|------|---------------|--------------------------------|------|-------------|
| Style            | 04   | Cape Cod      | Bsmt Area                      | 1936 |             |
| Model            | 01   | Residential   | Bsmt Type                      | 04   |             |
| Grade            | 07   | Very Good     | Unfin Area                     | 0.00 | Full        |
| Stories          | 1.75 |               |                                |      |             |
| 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                      |      |             |
| Interior Wall 1  | 05   | Drywall       | Condo Unit                     |      |             |
| Interior Wall 2  |      |               | <b>COST / MARKET VALUATION</b> |      |             |
| Interior Floor 1 | 12   | Hardwood      |                                |      | 845,079     |
| Interior Floor 2 |      |               | Net Other Adj                  |      | 54,000      |
| Heat Fuel        | 02   | Oil           | Replace Cost                   |      | 899,079     |
| Heat Type        | 05   | Hot Water     | Year Built                     |      | 1989        |
| AC Type          | 03   | Central       | Effective Year Built           |      | 1997        |
| Bedrooms         | 4    |               | Depreciation Code              |      | A           |
| Full Baths       | 2    |               | Remodel Rating                 |      |             |
| Half Baths       | 1    |               | Year Remodeled                 |      |             |
| Extra Fixtures   | 1    |               | Depreciation %                 |      | 24          |
| 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   | 1    |               | Percent Good                   |      | 76          |
| Gas Fireplaces   | 0    |               | Cns Sect Rcnd                  |      | 683,300     |
| Sq Ft Fin Bsmt   | 598  |               | Dep % Ovr                      |      |             |
| FBM Quality      | 04   | Above Average | Dep Ovr Comment                |      |             |
| Foundation       | 06   | Poured Conc   | Misc Imp Ovr                   |      |             |
| Bsmt Garage      | 2    |               | Misc Imp Ovr Comment           |      |             |
| Bsmt Area        | 1936 |               | 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         | 1,936       | 1,936      | 1,936    | 235.79    | 456,493        |
| BSM                        | Basement            | 0           | 1,936      | 387      | 47.13     | 91,252         |
| CTH                        | Cathedral Ceiling   | 0           | 216        | 22       | 24.02     | 5,187          |
| TQS                        | Three Quarter Story | 1,194       | 1,592      | 1,194    | 176.84    | 281,536        |
| WDK                        | Deck                | 0           | 448        | 45       | 23.68     | 10,611         |
| Ttl Gross Liv / Lease Area |                     | 3,130       | 6,128      | 3,584    |           | 845,079        |

