

| CURRENT OWNER   |  |  |  | TOPO             | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT |         |                         |              |                        |                       |
|---|--|--|--|------------------|-----------|-------------|----------|--------------------|---------|-------------------------|--------------|------------------------|-----------------------|
| MTC REALTY LLC<br><br>PO BOX K<br><br>KINGSTON MA 02364 |  |  |  | 0                | Water     | 0           | Arterial | 0                  | Average | Description<br>RES LAND | Code<br>1300 | Appraised<br>4,313,800 | Assessed<br>4,313,800 |
|   |  |  |  | 0                | No Sewer  | 0           | Paved    | 0                  | Average |                         |              |                        |                       |
|   |  |  |  |                  |           | 0           | Heavy    |                    |         |                         |              |                        |                       |
| SUPPLEMENTAL DATA                                       |  |  |  |                  |           |             |          |                    |         |                         |              |                        |                       |
| Alt Prcl ID   |  |  |  | Scnd Home        |           | Cyclical    |          | 9                  |         |                         |              |                        |                       |
| Tax Class   |  |  |  | T                |           | Exemption   |          | W                  |         |                         |              |                        |                       |
| Tot Fin Area  |  |  |  | 3686             |           | District    |          | W                  |         |                         |              |                        |                       |
| Total Acres   |  |  |  | 4.288            |           | Res Exem    |          |                    |         |                         |              |                        |                       |
| Chapter Lan   |  |  |  |                  |           |             |          |                    |         |                         |              |                        |                       |
| GIS ID  |  |  |  | F_880647_2835903 |           | Assoc Pid#  |          |                    |         |                         |              |                        |                       |
| Total   |  |  |  |                  |           |             |          |                    |         | 4,313,800               |              | 4,313,800              |                       |

905  
 DUXBURY, MA  
**VISION**

| RECORD OF OWNERSHIP |  |  |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I | SALE PRICE | VC        | PREVIOUS ASSESSMENTS (HISTORY) |           |      |           |      |           |           |       |      |           |  |
|---------------------|--|--|--|-------------|-----------|------------|-----|------------|-----------|--------------------------------|-----------|------|-----------|------|-----------|-----------|-------|------|-----------|--|
| MTC REALTY LLC      |  |  |  | 19023       | 0347      | 10-31-2000 | U   | I          | 2,350,000 | 1                              | Year      | Code | Assessed  | Year | Code      | Assessed  | Year  | Code | Assessed  |  |
|                     |  |  |  |             |           |            |     |            |           |                                | 2023      | 1010 | 584,500   | 2022 | 1010      | 490,300   | 2021  | 1010 | 454,000   |  |
|                     |  |  |  |             |           |            |     |            |           |                                |           | 1010 | 4,053,000 |      | 1010      | 3,141,200 |       | 1010 | 2,654,800 |  |
|                     |  |  |  |             |           |            |     |            |           |                                |           | 1010 | 130,800   |      | 1010      | 130,800   |       | 1010 | 130,800   |  |
| Total               |  |  |  |             |           |            |     |            |           |                                | 4,768,300 |      | Total     |      | 3,762,300 |           | Total |      | 3,239,600 |  |

| 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        |           |   |         |       |  | APPRAISED VALUE SUMMARY |  |  |  |  |  |
|-------------------------------|-----------|---|---------|-------|--|-------------------------|--|--|--|--|--|
| Nbhd                          | Nbhd Name | B | Tracing | Batch |  |                         |  |  |  |  |  |
| 0090                          |           |   |         |       |  |                         |  |  |  |  |  |
| NOTES                         |           |   |         |       |  |                         |  |  |  |  |  |
|                               |           |   |         |       |  |                         |  |  |  |  |  |
| Appraised Bldg. Value (Card)  |           |   |         |       |  | 0                       |  |  |  |  |  |
| Appraised Xf (B) Value (Bldg) |           |   |         |       |  | 0                       |  |  |  |  |  |
| Appraised Ob (B) Value (Bldg) |           |   |         |       |  | 0                       |  |  |  |  |  |
| Appraised Land Value (Bldg)   |           |   |         |       |  | 4,313,800               |  |  |  |  |  |
| Special Land Value            |           |   |         |       |  | 0                       |  |  |  |  |  |
| Total Appraised Parcel Value  |           |   |         |       |  | 4,313,800               |  |  |  |  |  |
| Valuation Method              |           |   |         |       |  | C                       |  |  |  |  |  |
| Total Appraised Parcel Value  |           |   |         |       |  | 4,313,800               |  |  |  |  |  |

| 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-22-238             | 09-21-2022 | DM   | Demolish      | 5,000  | 06-08-2023 | 100    |           | Raze existing dwelling. Accordin |  |                        |    |      |    |    |                |
| 243                    | 06-21-2002 | AD   | Addition      | 68,000 | 01-31-2003 | 100    |           | PIER/WALKWAY                     |  |                        |    |      |    |    |                |
| 10777                  | 04-07-1988 | NC   | New Construct | 19,000 | 01-01-1990 | 100    |           | 2 CAR GAR                        |  |                        |    |      |    |    |                |

| 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                           | 1300     | Vacant Land | RC   | Primary   | 40,000     | SF         | 8.75                   | 1.00000    | 5     | 1.00  | 0090      | 3.661 | WTR FRONT           | W325 | 3.2500     | 104.12     | 4,164,600 |           |
| 1                           | 1300     | Vacant Land | RC   | Residual  | 1.200      | AC         | 35,000.00              | 0.86666    | 5     | 1.00  | 0090      | 3.661 |                     |      | 1.0000     | 2.55       | 133,300   |           |
| 1                           | 1300     | Vacant Land | RC   | Undevelop | 2.170      | AC         | 2,000.00               | 1.00000    | 0     | 1.00  | 0090      | 3.661 | MARSH               |      | 1.0000     | 0.17       | 15,900    |           |
| Total Card Land Units       |          |             |      |           | 4.29       | AC         | Parcel Total Land Area |            |       |       |           | 4.29  | Total Land Value    |      |            |            |           | 4,313,800 |

| CONSTRUCTION DETAIL   |             |             |                                | CONSTRUCTION DETAIL (CONTINUED) |             |                |      |       |            |             |
|---|-------------|-------------|--------------------------------|---------------------------------|-------------|----------------|------|-------|------------|-------------|
| Element   | Cd          | Description | Element                        | Cd                              | Description | No Sketch      |      |       |            |             |
| Style   | 99          | Vacant Land | Bsmt Area                      |                                 |             |                |      |       |            |             |
| Model   | 00          | Vacant      | Bsmt Type                      |                                 |             |                |      |       |            |             |
| Grade   |             |             | Unfin Area                     |                                 |             |                |      |       |            |             |
| Stories   |             |             | <b>CONDO DATA</b>              |                                 |             |                |      |       |            |             |
| Occupancy   |             |             | Parcel Id                      |                                 | C           | Owne           |      |       |            |             |
| Exterior Wall 1   |             |             |                                |                                 | B           | S              |      |       |            |             |
| Exterior Wall 2   |             |             | Adjust Type                    | Code                            | Description | Factor%        |      |       |            |             |
| Roof Structure  |             |             | Condo Flr                      |                                 |             |                |      |       |            |             |
| Roof Cover  |             |             | Condo Unit                     |                                 |             |                |      |       |            |             |
| Interior Wall 1   |             |             | <b>COST / MARKET VALUATION</b> |                                 |             |                |      |       |            |             |
| Interior Wall 2   |             |             |                                |                                 | 0           |                |      |       |            |             |
| Interior Floor 1  |             |             | Net Other Adj                  |                                 |             |                |      |       |            |             |
| Interior Floor 2  |             |             | Replace Cost                   |                                 |             |                |      |       |            |             |
| Heat Fuel   |             |             | Year Built                     |                                 |             |                |      |       |            |             |
| Heat Type   |             |             | Effective Year Built           |                                 |             |                |      |       |            |             |
| AC Type   |             |             | Depreciation Code              |                                 |             |                |      |       |            |             |
| Bedrooms  |             |             | Remodel Rating                 |                                 |             |                |      |       |            |             |
| Full Baths  |             |             | Year Remodeled                 |                                 |             |                |      |       |            |             |
| Half Baths  |             |             | Depreciation %                 |                                 |             |                |      |       |            |             |
| Extra Fixtures  |             |             | Functional Obsol               |                                 |             |                |      |       |            |             |
| Total Rooms   |             |             | External Obsol                 |                                 |             |                |      |       |            |             |
| Bath Style  |             |             | Trend Factor                   |                                 | 1.000       |                |      |       |            |             |
| Kitchen Style   |             |             | Condition                      |                                 |             |                |      |       |            |             |
| Extra Kitchens  |             |             | Condition %                    |                                 |             |                |      |       |            |             |
| Fireplaces  |             |             | Percent Good                   |                                 |             |                |      |       |            |             |
| Extra Openings  |             |             | Cns Sect Rcnld                 |                                 |             |                |      |       |            |             |
| Gas Fireplaces  |             |             | Dep % Ovr                      |                                 |             |                |      |       |            |             |
| Sq Ft Fin Bsmt  |             |             | Dep Ovr Comment                |                                 |             |                |      |       |            |             |
| FBM Quality   |             |             | Misc Imp Ovr                   |                                 |             |                |      |       |            |             |
| Foundation  |             |             | Misc Imp Ovr Comment           |                                 |             |                |      |       |            |             |
| Bsmt Garage   |             |             | Cost to Cure Ovr               |                                 |             |                |      |       |            |             |
| Bsmt Area   |             |             | Cost to Cure Ovr Comment       |                                 |             |                |      |       |            |             |
| <b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b> |             |             |                                |                                 |             |                |      |       |            |             |
| Code  | Description | L/B         | Units                          | Unit Price                      | Yr Blt      | Cond. Cd       | % Gd | Grade | Grade Adj. | Appr. Value |
|   |             |             |                                |                                 |             |                |      |       |            |             |
| <b>BUILDING SUB-AREA SUMMARY SECTION</b>                                      |             |             |                                |                                 |             |                |      |       |            |             |
| Code  | Description | Living Area | Floor Area                     | Eff Area                        | Unit Cost   | Undeprec Value |      |       |            |             |
|   |             |             |                                |                                 |             |                |      |       |            |             |
| Ttl Gross Liv / Lease Area  |             | 0           | 0                              | 0                               | 0           | 0              |      |       |            |             |

