

| CURRENT OWNER  |  |  | TOPO | UTILITIES | STRT / ROAD                               | LOCATION | CURRENT ASSESSMENT |          |             |           |           |          |   |
|--|--|--|------|-----------|---|----------|--------------------|----------|-------------|-----------|-----------|----------|---|
| OLD CAPE REALTY LLC<br><br>PO BOX 11<br><br>DUXBURY MA 02331   |  |  | 0    | Water     | 0   | Arterial | 0                  | Average  | Description | Code      | Appraised | Assessed | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |
|  |  |  | 0    | No Sewer  | 0   | Paved    | 0                  | Average  | RESIDNTL    | 0130      | 137,440   | 137,440  |   |
|  |  |  |      |           | 0   | Heavy    |                    |          | RES LAND    | 0130      | 88,880    | 88,880   |   |
| SUPPLEMENTAL DATA  |  |  |      |           |   |          |                    |          |             |           |           |          |   |
| Alt Prcl ID<br>Scnd Hom<br>Tax Class T<br>Tot Fin Are 6204<br>Total Acres .28<br>Chapter La<br>GIS ID F_881280_2840030 |  |  |      |           | Cyclical Exemption W<br>District Res Exem |          | 80                 |          | RESIDNTL    | 0130      | 1,120     | 1,120    |   |
|  |  |  |      |           |   |          |                    | COMMERC. | 0310        | 549,760   | 549,760   |          |   |
|  |  |  |      |           |   |          |                    | COM LAND | 0310        | 355,520   | 355,520   |          |   |
|  |  |  |      |           |   |          |                    | COMMERC. | 0310        | 4,480     | 4,480     |          |   |
|  |  |  |      |           |   |          |                    | Total    |             | 1,137,200 | 1,137,200 |          |   |

| RECORD OF OWNERSHIP |  |  |  |  |  |  |  | BK-VOL/PAGE | SALE DATE | Q/U        | V/I | SALE PRICE | VC     | PREVIOUS ASSESSMENTS (HISTORY) |       |         |          |       |         |          |       |         |          |
|---------------------|--|--|--|--|--|--|--|-------------|-----------|------------|-----|------------|--------|--------------------------------|-------|---------|----------|-------|---------|----------|-------|---------|----------|
| OLD CAPE REALTY LLC |  |  |  |  |  |  |  | 45399       | 0222      | 04-03-2015 | U   | I          | 1      | 1B                             | Year  | Code    | Assessed | Year  | Code    | Assessed | Year  | Code    | Assessed |
| FERREIRA JOHN T     |  |  |  |  |  |  |  | 3878        | 0128      | 04-06-1973 | U   | I          | 68,000 | 1N                             | 2023  | 0130    | 120,020  | 2022  | 0130    | 120,020  | 2021  | 0130    | 68,500   |
|                     |  |  |  |  |  |  |  |             |           |            |     |            |        |                                | 0130  | 71,720  |          | 0130  | 71,720  |          | 0130  | 57,360  |          |
|                     |  |  |  |  |  |  |  |             |           |            |     |            |        |                                | 0130  | 700     |          | 0130  | 700     |          | 0130  | 700     |          |
|                     |  |  |  |  |  |  |  |             |           |            |     |            |        |                                | 0310  | 480,080 |          | 0310  | 480,080 |          | 0310  | 274,000 |          |
|                     |  |  |  |  |  |  |  |             |           |            |     |            |        |                                | Total |         | 962,200  | Total |         | 962,200  | Total |         | 632,800  |

| 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 |           |   |         | APPROAISED VALUE SUMMARY |                               |         |  |  |
|------------------------|-----------|---|---------|--------------------------|-------------------------------|---------|--|--|
| Nbhd                   | Nbhd Name | B | Tracing | Batch                    |                               |         |  |  |
| 1090                   |           |   |         |                          | Appraised Bldg. Value (Card)  | 687,200 |  |  |
|                        |           |   |         |                          | Appraised Xf (B) Value (Bldg) | 0       |  |  |
|                        |           |   |         |                          | Appraised Ob (B) Value (Bldg) | 5,600   |  |  |
|                        |           |   |         |                          | Appraised Land Value (Bldg)   | 444,400 |  |  |

| NOTES  |            |      |             |        |           |        |           |          |      |    |      |    | VISIT / CHANGE HISTORY       |                |  |  |           |                  |
|--|------------|------|-------------|--------|-----------|--------|-----------|----------|------|----|------|----|------------------------------|----------------|--|--|-----------|------------------|
| Permit Id  | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd                           | Purpose/Result |  |  |           |                  |
| PERIMETER - 267<br>POST OFC,PORTSIDE REAL ESTATE,CFA<br>BETTENCOURT LAW GROUP,HARBOR LAB<br>2 APTS-(DIDN'T VIEW) |            |      |             |        |           |        |           |          |      |    |      |    | 05-29-2014                   | DG             |  |  | 00        | Measure & Listed |
|  |            |      |             |        |           |        |           |          |      |    |      |    | 04-12-2013                   | VGS            |  |  | 20        | Field Review     |
|  |            |      |             |        |           |        |           |          |      |    |      |    | Total Appraised Parcel Value |                |  |  | 1,137,200 |                  |

| 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   |  |  |
| 10                     | 01-11-2006 | MS   | Miscellaneous | 3,000  |           | 100    |           | REPLACE 8X4 DECK     | 05-29-2014 | DG  |      |    | 00                     | Measure & Listed |  |  |
| 84                     | 12-01-2005 | MS   | Miscellaneous | 6,500  |           | 100    |           | 38 REPL WINDOWS      | 04-12-2013 | VGS |      |    | 20                     | Field Review     |  |  |
| 396                    | 08-25-2005 | RM   | Remodel       | 9,000  |           | 100    |           | CEILING,PARTITON,LGH |            |     |      |    |                        |                  |  |  |
| 361                    | 07-17-2003 | MN   | Maintenance   | 7,700  |           | 100    |           | ROOF SHINGLES        |            |     |      |    |                        |                  |  |  |
| 14640                  | 08-28-1997 | MN   | Maintenance   | 3,500  |           | 100    |           | RECOSTR STAIRS 2 FLR |            |     |      |    |                        |                  |  |  |

| LAND LINE VALUATION SECTION |          |             |      |           |            |            |                              |            |       |       |          |                  |                     |               |            |         |
|-----------------------------|----------|-------------|------|-----------|------------|------------|------------------------------|------------|-------|-------|----------|------------------|---------------------|---------------|------------|---------|
| B                           | Use Code | Description | Zone | Land Type | Land Units | Unit Price | I. Factor                    | Site Index | Cond. | Nbhd. | Nhbd Adj | Notes            | Location Adjustment | Adj Unit Pric | Land Value |         |
| 1                           | 0310     | Pri Comm    | NB   | Primary   | 12,197     | SF         | 29.15                        | 1.00000    | C     | 1.00  | 1090     | 1.000            |                     | 0             | 29.15      | 444,400 |
| Total Card Land Units       |          |             |      |           | 0.28       | AC         | Parcel Total Land Area: 0.28 |            |       |       |          | Total Land Value |                     | 444,400       |            |         |

| CONSTRUCTION DETAIL |      |                | CONSTRUCTION DETAIL (CONTINUED) |    |             |
|---------------------|------|----------------|---------------------------------|----|-------------|
| Element             | Cd   | Description    | Element                         | Cd | Description |
| Style               | 15   | Strip Stores   |                                 |    |             |
| Model               | 94   | Commercial     |                                 |    |             |
| Grade               | 05   | Ave/Good       |                                 |    |             |
| Stories             | 1.75 |                |                                 |    |             |
| Occupancy           | 7.00 |                |                                 |    |             |
| Exterior Wall 1     | 11   | Clapboard      |                                 |    |             |
| Exterior Wall 2     |      |                |                                 |    |             |
| Roof Structure      | 03   | Gable          |                                 |    |             |
| Roof Cover          | 03   | Asphalt        |                                 |    |             |
| Interior Wall 1     | 05   | Drywall        |                                 |    |             |
| Interior Wall 2     |      |                |                                 |    |             |
| Interior Floor 1    | 14   | Carpet         |                                 |    |             |
| Interior Floor 2    | 12   | Hardwood       |                                 |    |             |
| Heating Fuel        | 03   | Gas            |                                 |    |             |
| Heating Type        | 04   | Forced Air-Duc |                                 |    |             |
| AC Type             | 01   | None           |                                 |    |             |
| Use Type            | 4    | Of/Md/Bnk/Gt   |                                 |    |             |
| Bldg Use            | 0310 | Pri Comm       |                                 |    |             |
| Total Rooms         | 0    |                |                                 |    |             |
| Total Baths         | 0    |                |                                 |    |             |
| SF Finish Bsmt      |      |                |                                 |    |             |
| Lighting            | 03   | Average        |                                 |    |             |
| Class               | D    | Class D        |                                 |    |             |
| Heat/AC             | 03   | Average        |                                 |    |             |
| Pct Heated          | 100  |                |                                 |    |             |
| Baths/Plumbing      | 02   | Average        |                                 |    |             |
| Ceiling/Wall        | 05   | Sus-Ceil & WI  |                                 |    |             |
| Rooms/Prtns         | 02   | Average        |                                 |    |             |
| Wall Height         | 8.00 |                |                                 |    |             |
| Base Floor          | 1.00 |                |                                 |    |             |
| 1st Floor Use       |      |                |                                 |    |             |
|                     |      |                | RCN                             |    | 1,010,595   |
|                     |      |                | Year Built                      |    | 1930        |
|                     |      |                | Effective Year Built            |    | 1989        |
|                     |      |                | Depreciation Code               |    | G           |
|                     |      |                | Remodel Rating                  |    |             |
|                     |      |                | Year Remodeled                  |    |             |
|                     |      |                | Depreciation %                  |    | 32          |
|                     |      |                | Functional Obsol                |    |             |
|                     |      |                | External Obsol                  |    |             |
|                     |      |                | Trend Factor                    |    | 1.000       |
|                     |      |                | Condition                       |    |             |
|                     |      |                | Condition %                     |    |             |
|                     |      |                | Percent Good                    |    | 68          |
|                     |      |                | Cns Sect Rcnld                  |    | 687,200     |
|                     |      |                | 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 | % Good | Grade | Grade Adj | Appr. Value |
| PAV1   | Paving - Asphal | L   | 2,000 | 4.00       | 1986   | A        | 70     | C     | 1.00      | 5,600       |

| BUILDING SUB-AREA SUMMARY SECTION |                         |             |            |          |           |                |  |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|--|
| Code                              | Description             | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |  |
| BAS                               | First Floor             | 3,081       | 3,081      | 3,081    | 183.01    | 563,862        |  |
| FOP                               | Open Porch              | 0           | 573        | 86       | 27.47     | 15,739         |  |
| TQS                               | Three Quarter Story     | 2,329       | 3,105      | 2,329    | 137.27    | 426,236        |  |
| UST                               | Unfinished Utility Area | 0           | 66         | 23       | 63.78     | 4,209          |  |
| WDK                               | Deck                    | 0           | 32         | 3        | 17.16     | 549            |  |
| Ttl Gross Liv / Lease Area        |                         | 5,410       | 6,857      | 5,522    |           | 1,010,595      |  |

