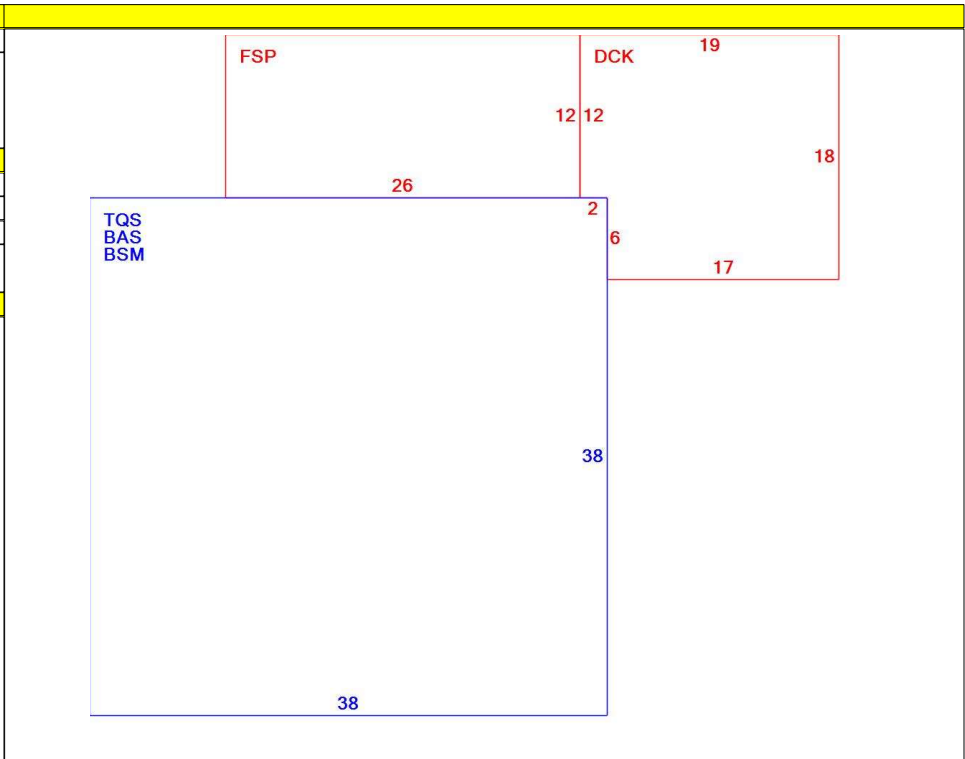


| CURRENT OWNER  |            | TOPO                                      |             | UTILITIES         |            | STRT / ROAD |                        | LOCATION  |        | CURRENT ASSESSMENT            |            |                                |                  | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |                     |                  |            |            |          |         |  |           |  |
|--|------------|---|-------------|-------------------|------------|-------------|------------------------|---|--------|-------------------------------|------------|--------------------------------|------------------|---|---------------------|------------------|------------|------------|----------|---------|--|-----------|--|
| NOEL PINKERTON LLC<br>C/O WALKER KATY<br>2405 LINCOLN ST<br><br>EVANSTON IL 60201  |            | 0   | Water       | 0                 | Two-Way    | 0           | Average                | Description   | Code   | Appraised                     | Assessed   | 692,800<br>1,234,400<br>21,300 |                  |   |                     |                  |            |            |          |         |  |           |  |
|  |            | 0   | No Sewer    | 0                 | Paved      | 0           | Average                | RESIDNTL  | 1010   | 692,800                       | 692,800    |                                |                  |   |                     |                  |            |            |          |         |  |           |  |
|  |            | SUPPLEMENTAL DATA                         |             | RES LAND          |            | RESIDNTL    |                        | 1010  |        | 21,300                        |            |                                | 21,300           |   |                     |                  |            |            |          |         |  |           |  |
| Alt Prcl ID<br>Scnd Home 500191<br>Tax Class T<br>Tot Fin Area 2527<br>Total Acres .77<br>Chapter Lan<br>GIS ID F_878573_2831900 |            | Cyclical Exemption W<br>District Res Exem |             | 9                 |            | Assoc Pid#  |                        | Total   |        | 1,948,500                     |            | 1,948,500                      |                  |   |                     |                  |            |            |          |         |  |           |  |
| RECORD OF OWNERSHIP  |            | BK-VOL/PAGE                               |             | SALE DATE         |            | Q/U V/I     |                        | SALE PRICE  |        | VC                            |            | PREVIOUS ASSESSMENTS (HISTORY) |                  |   |                     |                  |            |            |          |         |  |           |  |
| NOEL PINKERTON LLC   |            | 39088                                     | 0081        | 10-07-2010        |            | U           | I                      | 1   |        | 1F                            | Year       | Code                           | Assessed         | Year  | Code                | Assessed         | Year       | Code       | Assessed |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        |                               |            | 2023                           | 1010             | 515,600                                     | 2022                | 1010             | 439,300    | 2021       | 1010     | 359,300 |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        |                               |            |                                | 1010             | 1,078,000                                   |                     | 1010             | 738,600    |            | 1010     | 708,500 |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        |                               |            |                                | 1010             | 15,600                                      |                     | 1010             | 15,600     |            | 1010     | 15,600  |  |           |  |
|  |            | Total                                     |             |                   |            |             |                        |   |        |                               |            | Total                          |                  | 1,609,200                                   |                     | Total            |            | 1,193,500  |          | Total   |  | 1,083,400 |  |
| 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   |        | Appraised Bldg. Value (Card)  |            |                                |                  | 692,800                                     |                     |                  |            |            |          |         |  |           |  |
| 0090   |            |   |             |                   |            |             |                        |   |        | Appraised Xf (B) Value (Bldg) |            |                                |                  | 0   |                     |                  |            |            |          |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        | Appraised Ob (B) Value (Bldg) |            |                                |                  | 21,300                                      |                     |                  |            |            |          |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        | Appraised Land Value (Bldg)   |            |                                |                  | 1,234,400                                   |                     |                  |            |            |          |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        | Special Land Value            |            |                                |                  | 0   |                     |                  |            |            |          |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        | Total Appraised Parcel Value  |            |                                |                  | 1,948,500                                   |                     |                  |            |            |          |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        | Valuation Method              |            |                                |                  | C   |                     |                  |            |            |          |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        | Total Appraised Parcel Value  |            |                                |                  | 1,948,500                                   |                     |                  |            |            |          |         |  |           |  |
| 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   |            |            |          |         |  |           |  |
| 124  | 09-28-2009 | MN  | Maintenance | 22,000            |            | 100         |                        | STRIP & REROOF  |        |                               | 04-12-2013 | VGS                            |                  |   | 20                  | Field Review     |            |            |          |         |  |           |  |
|  |            |   |             |                   |            |             |                        |   |        |                               | 10-03-2011 | BSB                            |                  | 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           | 33,541 SF  | 10.05       | 1.00000                | 5   | 1.00   | 0090                          | 3.661      |                                |                  |   | 1.0000              |                  | 36.80      | 1,234,400  |          |         |  |           |  |
| Total Card Land Units  |            |   |             |                   | 0.77       | AC          | Parcel Total Land Area |   |        |                               |            | 0.77                           | Total Land Value |   |                     |                  |            | 1,234,400  |          |         |  |           |  |

| CONSTRUCTION DETAIL |      |              | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element             | Cd   | Description  | Element                         | Cd   | Description |
| Style               | 04   | Cape Cod     | Bsmt Area                       | 1444 |             |
| Model               | 01   | Residential  | Bsmt Type                       | 00   |             |
| Grade               | 08   | Excellent    | Unfin Area                      | 0.00 | N/A         |
| 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     |                                 |      | 787,927     |
| Interior Floor 2    |      |              | Net Other Adj                   |      | 27,125      |
| Heat Fuel           | 03   | Gas          | Replace Cost                    |      | 815,053     |
| Heat Type           | 05   | Hot Water    | Year Built                      |      | 1993        |
| AC Type             | 03   | Central      | Effective Year Built            |      | 2006        |
| Bedrooms            | 4    |              | Depreciation Code               |      | G           |
| Full Baths          | 2    |              | Remodel Rating                  |      |             |
| Half Baths          | 1    |              | Year Remodeled                  |      |             |
| Extra Fixtures      | 0    |              | Depreciation %                  |      | 15          |
| Total Rooms         | 7    |              | 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                    |      | 85          |
| Gas Fireplaces      | 0    |              | Cns Sect Rcnld                  |      | 692,800     |
| Sq Ft Fin Bsmt      | 0    |              | Dep % Ovr                       |      |             |
| FBM Quality         |      |              | Dep Ovr Comment                 |      |             |
| Foundation          | 06   | Poured Conc  | Misc Imp Ovr                    |      |             |
| Bsmt Garage         | 0    |              | Misc Imp Ovr Comment            |      |             |
| Bsmt Area           | 1444 |              | 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 |
| FGR2   | Garage - 1 St | L   | 484   | 63.00      | 1990   | A        | 70   | C     | 1.00       | 21,300      |

| BUILDING SUB-AREA SUMMARY SECTION |                     |             |            |          |           |                |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description         | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor         | 1,444       | 1,444      | 1,444    | 270.67    | 390,851        |
| BSM                               | Basement            | 0           | 1,444      | 289      | 54.17     | 78,224         |
| DCK                               | Deck                | 0           | 330        | 33       | 27.07     | 8,932          |
| FSP                               | Screened Porch      | 0           | 312        | 62       | 53.79     | 16,782         |
| TQS                               | Three Quarter Story | 1,083       | 1,444      | 1,083    | 203.00    | 293,138        |
| Ttl Gross Liv / Lease Area        |                     | 2,527       | 4,974      | 2,911    |           | 787,927        |



265 CRESCENT ST

