

| CURRENT OWNER | | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | |
|--|--|--|------------|------------|-------------|-----------|--------------------|-----------|-----------|-----------|---|
| CUNNEEN JANEL C 34 EAGLES NEST RD DUXBURY MA 02332 | | | | 0 Water | 0 Two-Way | 0 Average | Description | Code | Appraised | Assessed | 905 DUXBURY, MA VISION |
| | | | | 0 No Sewer | 0 Paved | 0 Average | RESIDNTL | 1010 | 605,700 | 605,700 | |
| | | | | | 0 Medium | | RES LAND | 1010 | 1,291,700 | 1,291,700 | |
| SUPPLEMENTAL DATA | | | | | | | RESIDNTL | 1010 | 13,000 | 13,000 | |
| Alt Prcl ID | | | Cyclical 9 | | | | | | | | |
| Scnd Home | | | Exemption | | | | | | | | |
| Tax Class T | | | W | | | | | | | | |
| Tot Fin Area 2495 | | | District | | | | | | | | |
| Total Acres .998 | | | Res Exem | | | | | | | | |
| Chapter Lan | | | | | | | | | | | |
| GIS ID F_880170_2831918 | | | Assoc Pid# | | | | | | | | |
| | | | | | | | Total | 1,910,400 | 1,910,400 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|----------------------------------|-----|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|-----------|-------|------|-----------|
| CUNNEEN JANEL C | LCC | 117779 | 07-26-2012 | Q | I | 794,000 | 00 | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| JONES JOHN W & JONES MARTHA D TR | LCC | 88454 | 08-25-1995 | U | I | 1 | 1F | 2023 | 1010 | 454,200 | 2022 | 1010 | 380,300 | 2021 | 1010 | 370,800 |
| | | | | | | | | | 1010 | 1,126,700 | | 1010 | 766,600 | | 1010 | 758,500 |
| | | | | | | | | | 1010 | 8,600 | | 1010 | 8,600 | | 1010 | 8,600 |
| | | | | | | | | Total | | 1,589,500 | Total | | 1,155,500 | Total | | 1,137,900 |

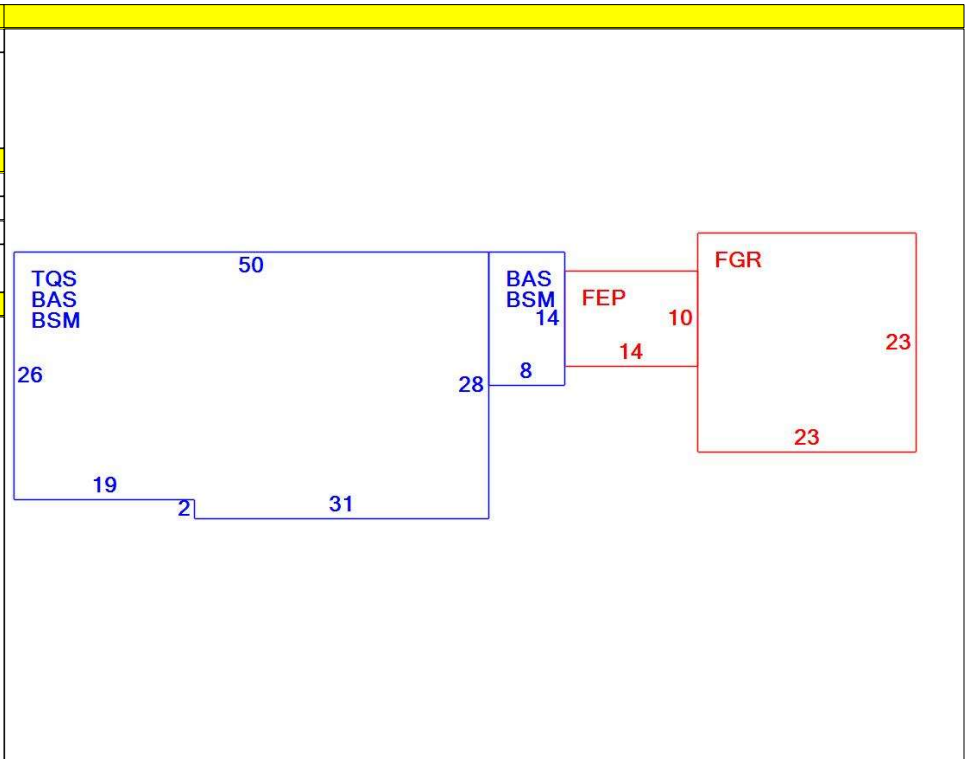
| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | | This signature acknowledges a visit by a Data Collector or Assessor | | | | | | | | | | |
|------------|------|-------------|--------|-------------------|-------------|--------|--------|---|--|--|--|--|--|--|--|--|--|--|
| Year | Code | Description | Amount | Code | Description | Number | Amount | Comm Int | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| Total | | | 0.00 | | | | | | | | | | | | | | | |

| ASSESSING NEIGHBORHOOD | | | | | | APPRAISED VALUE SUMMARY | | | | | |
|------------------------|-----------|---|---------|-------|--|-------------------------------|-----------|--|--|--|--|
| Nbhd | Nbhd Name | B | Tracing | Batch | | Appraised Bldg. Value (Card) | 605,700 | | | | |
| 0090 | | | | | | Appraised Xf (B) Value (Bldg) | 0 | | | | |
| | | | | | | Appraised Ob (B) Value (Bldg) | 13,000 | | | | |
| | | | | | | Appraised Land Value (Bldg) | 1,291,700 | | | | |
| | | | | | | Special Land Value | 0 | | | | |
| | | | | | | Total Appraised Parcel Value | 1,910,400 | | | | |
| | | | | | | Valuation Method | C | | | | |
| | | | | | | Total Appraised Parcel Value | 1,910,400 | | | | |

| 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 |
| QPO-23-44 | 03-05-2023 | MN | Maintenance | 15,000 | | 100 | 03-05-2023 | REPLACE WINDOWS & SIDING | | 08-26-2020 | SJT | 5 | | 20 | Field Review |
| BPO-20-313 | 11-17-2020 | MS | Miscellaneous | 35,000 | | 100 | | Install a 7x13' Hot Tub | | 04-12-2013 | VGS | | | 20 | Field Review |
| BPO-20-4 | 05-07-2020 | BP | Bldg Permit | 18,500 | 08-26-2020 | 100 | | CONSTRUCT 14x18 STORAGE | | 08-26-2008 | 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 | 40,000 | SF | 8.75 | 1.00000 | 5 | 1.00 | 0090 | 3.661 | | 1.0000 | 32.04 | 1,281,400 |
| 1 | 1010 | Single Family | RC | Residual | 0.080 | AC | 35,000.00 | 1.00000 | 5 | 1.00 | 0090 | 3.661 | | 1.0000 | 2.96 | 10,300 |
| Total Card Land Units | | | | | 1.00 | AC | Parcel Total Land Area | | | | | 1.00 | Total Land Value | | | 1,291,700 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|------|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 1474 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 07 | Very Good | Unfin Area | 0.00 | Full |
| Stories | 1.75 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| 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 | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | Net Other Adj | | 753,573 |
| Interior Floor 2 | | | Replace Cost | | 43,360 |
| Heat Fuel | 03 | Gas | Year Built | | 1965 |
| Heat Type | 05 | Hot Water | Effective Year Built | | 1997 |
| AC Type | 03 | Central | Depreciation Code | | G |
| Bedrooms | 4 | | Remodel Rating | | |
| Full Baths | 2 | | Year Remodeled | | |
| Half Baths | 1 | | Depreciation % | | 24 |
| Extra Fixtures | 0 | | Functional Obsol | | |
| Total Rooms | 7 | | External Obsol | | |
| Bath Style | 02 | Average | Trend Factor | | 1.000 |
| Kitchen Style | 02 | Average | Condition | | |
| Extra Kitchens | 0 | | Condition % | | |
| Fireplaces | 1 | | Percent Good | | 76 |
| Extra Openings | 2 | | Cns Sect Rcnd | | 605,700 |
| Gas Fireplaces | 0 | | Dep % Ovr | | |
| Sq Ft Fin Bsmt | 392 | | Dep Ovr Comment | | |
| FBM Quality | 04 | Above Average | Misc Imp Ovr | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr Comment | | |
| Bsmt Garage | 0 | | Cost to Cure Ovr | | |
| Bsmt Area | 1474 | | 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 |
| PTO | Patio | L | 375 | 15.00 | 1980 | A | 70 | C | 1.00 | 3,900 |
| SHD1 | Shed | L | 216 | 21.00 | 2020 | E | 100 | A | 2.00 | 9,100 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,474 | 1,474 | 1,474 | 244.11 | 359,821 |
| BSM | Basement | 0 | 1,474 | 295 | 48.86 | 72,013 |
| FEP | Finished Enclosed Porch | 0 | 140 | 84 | 146.47 | 20,505 |
| FGR | Garage | 0 | 529 | 212 | 97.83 | 51,752 |
| TQS | Three Quarter Story | 1,022 | 1,362 | 1,022 | 183.17 | 249,482 |
| Ttl Gross Liv / Lease Area | | 2,496 | 4,979 | 3,087 | | 753,573 |

