

| CURRENT OWNER           |  | TOPO   | UTILITIES | STRT / ROAD | LOCATION  | CURRENT ASSESSMENT |           |           |          |
|-------------------------|--|--|-----------|-------------|---|--------------------|-----------|-----------|----------|
| CEROW ROBERT D TT       |  |  | 0 Water   | 0 Dead End  | 0 Good/Vg   | Description        | Code      | Appraised | Assessed |
| CEROW MEGAN SMITH TT    |  |  | 0 Septic  | 0 Paved     | 0 Average   | RESIDNTL           | 1010      | 601,500   | 601,500  |
| 16 PRISCILLA LN         |  | <b>SUPPLEMENTAL DATA</b>   |           |             | RESIDNTL  | 1010               | 875,300   | 875,300   |          |
| DUXBURY MA 02332        |  | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2678<br>Total Acres .18<br>Chapter Lan |           |             | Cyclical 9<br>Exemption W<br>District<br>Res Exem | RESIDNTL           | 1010      | 10,500    | 10,500   |
| GIS ID F_880905_2829266 |  | Assoc Pid#   |           |             | Total   |                    | 1,487,300 | 1,487,300 |          |

**VISION**

| RECORD OF OWNERSHIP        |       | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |           |       |      |           |
|----------------------------|-------|-------------|------------|-----|-----|------------|----|--------------------------------|------|-----------|-------|------|-----------|
| CEROW ROBERT D TT          | 55943 | 139         | 11-01-2021 | U   | I   | 1          | 1A | Year                           | Code | Assessed  | Year  | Code | Assessed  |
| CEROW ROBERT D             | 43217 | 0048        | 06-17-2013 | Q   | I   | 743,000    | 00 | 2023                           | 1010 | 430,800   | 2022  | 1010 | 393,800   |
| CONLEY DAVID R & DEBORAH L | 38582 | 0076        | 06-01-2010 | U   | I   | 615,000    | 1  |                                | 1010 | 961,600   |       | 1010 | 866,300   |
| KATZ FAMILY LIVING TRUST   | 26372 | 0306        | 08-29-2003 | U   | I   | 100        | 1F |                                | 1010 | 1,200     |       | 1010 | 1,200     |
| KATZ SEYMOUR               | 25948 | 0003        | 07-28-2003 | U   | I   | 1          | 1F | Total                          |      | 1,393,600 | Total |      | 1,261,300 |
|                            |       |             |            |     |     |            |    | Total                          |      | 928,000   | Total |      | 928,000   |

| EXEMPTIONS |      |             | OTHER ASSESSMENTS |      |             |        |        |          |
|------------|------|-------------|-------------------|------|-------------|--------|--------|----------|
| Year       | Code | Description | Amount            | Code | Description | Number | Amount | Comm Int |
| Total      |      | 0.00        |                   |      |             |        |        |          |

This signature acknowledges a visit by a Data Collector or Assessor

| ASSESSING NEIGHBORHOOD |           |   |         |       |
|------------------------|-----------|---|---------|-------|
| Nbhd                   | Nbhd Name | B | Tracing | Batch |
| 0100                   |           |   |         |       |

| APPRAISED VALUE SUMMARY       |  |  |  |  |  |  |  |  |  |           |  |  |  |
|-------------------------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|
| Appraised Bldg. Value (Card)  |  |  |  |  |  |  |  |  |  | 601,500   |  |  |  |
| Appraised Xf (B) Value (Bldg) |  |  |  |  |  |  |  |  |  | 0         |  |  |  |
| Appraised Ob (B) Value (Bldg) |  |  |  |  |  |  |  |  |  | 10,500    |  |  |  |
| Appraised Land Value (Bldg)   |  |  |  |  |  |  |  |  |  | 875,300   |  |  |  |
| Special Land Value            |  |  |  |  |  |  |  |  |  | 0         |  |  |  |
| Total Appraised Parcel Value  |  |  |  |  |  |  |  |  |  | 1,487,300 |  |  |  |
| Valuation Method              |  |  |  |  |  |  |  |  |  | C         |  |  |  |
| Total Appraised Parcel Value  |  |  |  |  |  |  |  |  |  | 1,487,300 |  |  |  |

| 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-22-345             | 09-13-2022 | BP   | Bldg Permit | 33,000  | 03-21-2023 | 100    |            | Finish Basement32'x24'   |  | 04-03-2023             | SJT | 5    |    | 02 | Callback - No Entry |
| QPO-21-30              | 12-08-2021 | MN   | Maintenance | 124,458 |            | 100    | 12-08-2021 | WINDOWS,DOORS,TRIM,SIDIN |  | 07-31-2020             | SJT | 5    |    | 20 | Field Review        |
| 2015-42                | 11-24-2015 | MN   | Maintenance | 2,747   |            | 100    |            | REPLACE 4 DOUBLE HUNG WI |  | 03-24-2014             | SJD | 9    |    | 01 | Measure - No Entry  |
| 190                    | 11-07-2011 | MN   | Maintenance | 6,500   | 03-24-2014 | 100    |            | ROOF                     |  | 04-12-2013             | VGS |      |    | 20 | Field Review        |
| 204                    | 09-27-2010 | RM   | Remodel     | 27,500  | 08-05-2011 | 100    |            | KITCH,LVLRM,WIND,DRS     |  | 08-05-2011             | KP  |      | 1  | 00 | Measure & Listed    |
| 13111                  | 03-08-1994 | AD   | Addition    | 16,000  | 10-11-1995 | 100    |            | 16X22 DRMR OVER 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                           | 1010     | Single Family | RC   | Primary   | 7,841 SF   | 31.72                  | 1.00000  | 5          | 1.00  | 0100  | 3.519     |                  | 1.0000              | 111.63     | 875,300    |
| Total Card Land Units       |          |               |      |           | 0.18 AC    | Parcel Total Land Area |          |            |       |       | 0.18      | Total Land Value |                     |            | 875,300    |

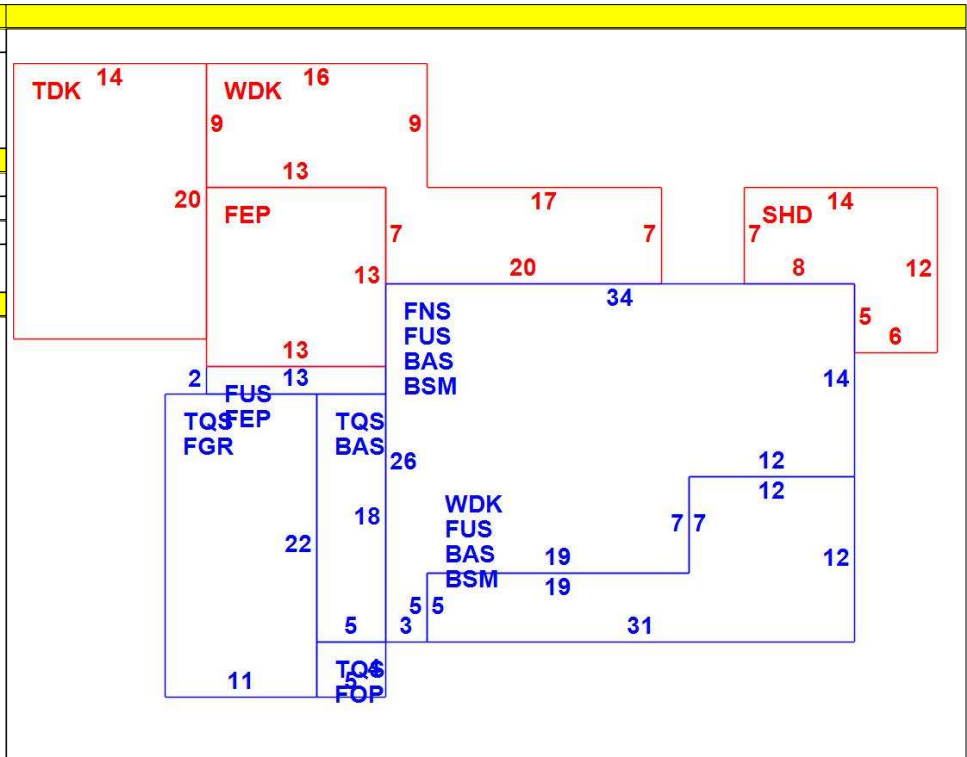
| CONSTRUCTION DETAIL |      |              | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element             | Cd   | Description  | Element                         | Cd   | Description |
| Style               | 03   | Colonial     | Bsmt Area                       | 884  |             |
| Model               | 01   | Residential  | Bsmt Type                       | 04   |             |
| Grade               | 07   | Very Good    | Unfin Area                      | 0.00 | Full        |
| Stories             | 2.85 |              |                                 |      |             |
| Occupancy           | 1    |              |                                 |      |             |
| Exterior Wall 1     | 14   | Wood Shingle |                                 |      |             |
| Exterior Wall 2     |      |              |                                 |      |             |
| Roof Structure      | 03   | Gable        |                                 |      |             |
| Roof Cover          | 03   | Asphalt      |                                 |      |             |
| Interior Wall 1     | 05   | Drywall      |                                 |      |             |
| Interior Wall 2     |      |              |                                 |      |             |
| Interior Floor 1    | 12   | Hardwood     |                                 |      |             |
| Interior Floor 2    |      |              |                                 |      |             |
| Heat Fuel           | 03   | Gas          | Net Other Adj                   |      | 728,541     |
| Heat Type           | 05   | Hot Water    | Replace Cost                    |      | 62,880      |
| AC Type             | 06   | Partial      | Year Built                      |      | 791,419     |
| Bedrooms            | 4    |              | Effective Year Built            |      | 1970        |
| Full Baths          | 3    |              | Depreciation Code               |      | 1997        |
| Half Baths          | 1    |              | Remodel Rating                  |      | G           |
| Extra Fixtures      | 2    |              | Depreciation %                  |      | 24          |
| Total Rooms         | 8    |              | Functional Obsol                |      |             |
| Bath Style          | 03   | Modern       | External Obsol                  |      |             |
| Kitchen Style       | 03   | Modern       | Trend Factor                    |      | 1.000       |
| Extra Kitchens      | 0    |              | Condition                       |      |             |
| Fireplaces          | 1    |              | Condition %                     |      |             |
| Extra Openings      | 0    |              | Percent Good                    |      | 76          |
| Gas Fireplaces      | 0    |              | Cns Sect Rcnd                   |      | 601,500     |
| Sq Ft Fin Bsmt      | 768  |              | Dep % Ovr                       |      |             |
| FBM Quality         | 03   | Average      | Dep Ovr Comment                 |      |             |
| Foundation          | 06   | Poured Conc  | Misc Imp Ovr                    |      |             |
| Bsmt Garage         | 0    |              | Misc Imp Ovr Comment            |      |             |
| Bsmt Area           | 884  |              | 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SHD1 | Shed        | L   | 120   | 21.00      | 1985   | A        | 70   | C     | 1.00       | 1,800       |
| GNR  | GENERATOR   | L   | 1     | 12400.00   | 2021   | A        | 70   | C     | 1.00       | 8,700       |

**BUILDING SUB-AREA SUMMARY SECTION**

| Code                       | Description             | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| BAS                        | First Floor             | 974         | 974        | 974      | 224.30    | 218,472        |
| BSM                        | Basement                | 0           | 884        | 177      | 44.91     | 39,702         |
| FEP                        | Finished Enclosed Porch | 0           | 195        | 117      | 134.58    | 26,244         |
| FGR                        | Garage                  | 0           | 242        | 97       | 89.91     | 21,757         |
| FNS                        | Finished 90% Story      | 581         | 645        | 581      | 202.05    | 130,321        |
| FOP                        | Open Porch              | 0           | 20         | 3        | 33.65     | 673            |
| FUS                        | Finished Upper Story    | 910         | 910        | 910      | 224.30    | 204,117        |
| SHD                        | Attached Shed           | 0           | 128        | 45       | 78.86     | 10,094         |
| TDK                        | Trex Deck               | 0           | 280        | 28       | 22.43     | 6,281          |
| TQS                        | Three Quarter Story     | 264         | 352        | 264      | 168.23    | 59,216         |
| Ttl Gross Liv / Lease Area |                         | 2,729       | 5,153      | 3,248    |           | 728,541        |



| CURRENT OWNER               |            | TOPO  | UTILITIES         | STRT / ROAD   | LOCATION               | CURRENT ASSESSMENT |           |   |          | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |           |       |                     |            |            |
|-----------------------------|------------|---|-------------------|---|------------------------|--------------------|-----------|---|----------|---|-----------|-------|---------------------|------------|------------|
| CEROW ROBERT D TT           |            |   | 0 Water           | 0 Dead End  | 0 Good/Vg              | Description        | Code      | Appraised   | Assessed |   |           |       |                     |            |            |
| CEROW MEGAN SMITH TT        |            |   | 0 Septic          | 0 Paved   | 0 Average              | RESIDNTL           | 1010      | 601,500   | 601,500  |   |           |       |                     |            |            |
| 16 PRISCILLA LN             |            |   |                   | 0 Light   |                        | RES LAND           | 1010      | 875,300   | 875,300  |   |           |       |                     |            |            |
| <b>SUPPLEMENTAL DATA</b>    |            |   |                   |   |                        | RESIDNTL           | 1010      | 10,500  | 10,500   |   |           |       |                     |            |            |
| DUXBURY MA 02332            |            | Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2678<br>Total Acres .18<br>Chapter Lan<br>GIS ID F_880905_2829266 |                   | Cyclical 9<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# |                        | Total              |           |   |          | 1,487,300                                   | 1,487,300 |       |                     |            |            |
| RECORD OF OWNERSHIP         |            | BK-VOL/PAGE   | SALE DATE         | Q/U   | V/I                    | SALE PRICE         | VC        | PREVIOUS ASSESSMENTS (HISTORY)                                      |          |   |           |       |                     |            |            |
|                             |            |   |                   |   |                        |                    |           | Year  | Code     | Assessed                                    | Year      | Code  | Assessed            |            |            |
|                             |            |   |                   |   |                        |                    |           | 2023  | 1010     | 430,800                                     | 2022      | 1010  | 393,800             |            |            |
|                             |            |   |                   |   |                        |                    |           |   | 1010     | 961,600                                     |           | 1010  | 866,300             |            |            |
|                             |            |   |                   |   |                        |                    |           |   | 1010     | 1,200                                       |           | 1010  | 1,200               |            |            |
|                             |            |   |                   |   |                        |                    |           | Total   |          | 1,393,600                                   | Total     |       | 1,261,300           |            |            |
|                             |            |   |                   |   |                        |                    |           | Total   |          | 928,000                                     | Total     |       | 928,000             |            |            |
| 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   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
| ASSESSING NEIGHBORHOOD      |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
| Nbhd                        |            | Nbhd Name   |                   | B   |                        | Tracing            |           | Batch   |          |   |           |       |                     |            |            |
| 0100                        |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
| NOTES                       |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
|                             |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
| BUILDING PERMIT RECORD      |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
| Permit Id                   | Issue Date | Type  | Description       | Amount  | Insp Date              | % Comp             | Date Comp | Comments  |          |   |           |       |                     |            |            |
|                             |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
|                             |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
| 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 |
|                             |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
|                             |            |   |                   |   |                        |                    |           |   |          |   |           |       |                     |            |            |
| Total Card Land Units       |            |   |                   |   | Parcel Total Land Area |                    |           |   |          | Total Land Value                            |           |       |                     |            |            |

| CONSTRUCTION DETAIL   |             |              |            |            | CONSTRUCTION DETAIL (CONTINUED) |                |             |         |            |             |
|---|-------------|--------------|------------|------------|---------------------------------|----------------|-------------|---------|------------|-------------|
| Element   | Cd          | Description  |            |            | Element                         | Cd             | Description |         |            |             |
| Style   | 03          | Colonial     |            |            | Bsmt Area                       | 884            |             |         |            |             |
| Model   | 01          | Residential  |            |            | Bsmt Type                       | 04             |             |         |            |             |
| Grade   | 07          | Very Good    |            |            | Unfin Area                      | 0.00           | Full        |         |            |             |
| Stories   | 2.85        |              |            |            | <b>CONDO DATA</b>               |                |             |         |            |             |
| Occupancy   | 1           |              |            |            | Parcel Id                       |                | C           |         | Owne       |             |
| Exterior Wall 1   | 14          | Wood Shingle |            |            |                                 |                | B           |         | S          |             |
| Exterior Wall 2   |             |              |            |            | Adjust Type                     | Code           | Description | Factor% |            |             |
| Roof Structure  | 03          | Gable        |            |            | Condo Flr                       |                |             |         |            |             |
| Roof Cover  | 03          | Asphalt      |            |            | Condo Unit                      |                |             |         |            |             |
| Interior Wall 1   | 05          | Drywall      |            |            | <b>COST / MARKET VALUATION</b>  |                |             |         |            |             |
| Interior Wall 2   |             |              |            |            | Net Other Adj                   |                |             | 62,880  |            |             |
| Interior Floor 1  | 12          | Hardwood     |            |            | Replace Cost                    |                |             |         |            |             |
| Interior Floor 2  |             |              |            |            | Year Built                      |                |             |         |            |             |
| Heat Fuel   | 03          | Gas          |            |            | Effective Year Built            |                |             |         |            |             |
| Heat Type   | 05          | Hot Water    |            |            | Depreciation Code               |                |             |         |            |             |
| AC Type   | 06          | Partial      |            |            | Remodel Rating                  |                |             |         |            |             |
| Bedrooms  | 4           |              |            |            | Year Remodeled                  |                |             |         |            |             |
| Full Baths  | 3           |              |            |            | Depreciation %                  |                |             |         |            |             |
| Half Baths  | 1           |              |            |            | Functional Obsol                |                |             |         |            |             |
| Extra Fixtures  | 2           |              |            |            | External Obsol                  |                |             |         |            |             |
| Total Rooms   | 8           |              |            |            | Trend Factor                    |                |             |         |            |             |
| Bath Style  | 03          | Modern       |            |            | Condition                       |                |             |         |            |             |
| Kitchen Style   | 03          | Modern       |            |            | Condition %                     |                |             |         |            |             |
| Extra Kitchens  | 0           |              |            |            | Percent Good                    |                |             |         |            |             |
| Fireplaces  | 1           |              |            |            | Cns Sect Rcnd                   |                |             |         |            |             |
| Extra Openings  | 0           |              |            |            | Dep % Ovr                       |                |             |         |            |             |
| Gas Fireplaces  | 0           |              |            |            | Dep Ovr Comment                 |                |             |         |            |             |
| Sq Ft Fin Bsmt  | 768         |              |            |            | Misc Imp Ovr                    |                |             |         |            |             |
| FBM Quality   | 03          | Average      |            |            | Misc Imp Ovr Comment            |                |             |         |            |             |
| Foundation  | 06          | Poured Conc  |            |            | Cost to Cure Ovr                |                |             |         |            |             |
| Bsmt Garage   | 0           |              |            |            | Cost to Cure Ovr Comment        |                |             |         |            |             |
| Bsmt Area   | 884         |              |            |            |                                 |                |             |         |            |             |
| <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 |             |         |            |             |
| WDK   | Deck        | 0            | 523        | 52         | 22.30                           | 11,664         |             |         |            |             |
| Ttl Gross Liv / Lease Area  |             |              |            |            |                                 |                |             |         |            |             |