

| CURRENT OWNER             |  | TOPO                     | UTILITIES  | STRT / ROAD | LOCATION             | CURRENT ASSESSMENT |      |           |          |   |         |
|---------------------------|--|--------------------------|------------|-------------|----------------------|--------------------|------|-----------|----------|---|---------|
| WAHLBERG KELLY M & DANIEL |  |                          | 0 Water    | 0 Two-Way   | 0 Average            | Description        | Code | Appraised | Assessed | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |         |
| 990 UNION ST              |  |                          | 0 No Sewer | 0 Paved     | 0 Average            | RESIDNTL           | 1010 | 200,700   | 200,700  |   |         |
| MARSHFIELD MA 02050       |  | <b>SUPPLEMENTAL DATA</b> |            |             | 0 Light              | RES LAND           | 1010 | 441,800   | 441,800  |   |         |
| Alt Prcl ID               |  | NEW FY 2024              |            |             | Cyclical Exemption W | RESIDNTL           | 1010 | 700       | 700      |   |         |
| Tax Class T               |  | Tot Fin Area 813         |            |             | District SEAWALL 2   |                    |      |           |          |   |         |
| Total Acres .139          |  | Chapter Lan              |            |             | Res Exem             |                    |      |           |          |   |         |
| GIS ID F_887269_2848921   |  | Assoc Pid#               |            |             |                      |                    |      |           | Total    | 643,200                                     | 643,200 |

| RECORD OF OWNERSHIP       |  | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |       |          |       |      |          |
|---------------------------|--|-------------|------------|-----|-----|------------|----|--------------------------------|-------|----------|-------|------|----------|
| WAHLBERG KELLY M & DANIEL |  | LCC 134174  | 07-14-2022 | Q   | I   | 700,000    | 00 | Year                           | Code  | Assessed | Year  | Code | Assessed |
| DRISCOLL MARGARET H       |  | 37705 293   | 09-10-2009 | U   | I   | 1          | 1F | 2023                           | 1010  | 136,600  | 2022  | 1010 | 113,700  |
| DRISCOLL MARGARET H       |  | LLC 113257  | 04-30-2009 | Q   | I   | 230,000    | 00 |                                | 1010  | 339,600  |       | 1010 | 287,300  |
|                           |  |             |            |     |     |            |    |                                | 1010  | 500      |       | 1010 | 500      |
|                           |  |             |            |     |     |            |    | Total                          |       | 476,700  | Total |      | 401,500  |
|                           |  |             |            |     |     |            |    |                                | Total |          | Total |      | 372,700  |

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

| ASSESSING NEIGHBORHOOD |           |   |         |       |
|------------------------|-----------|---|---------|-------|
| Nbhd                   | Nbhd Name | B | Tracing | Batch |
| 0120                   |           |   |         |       |

  

| NOTES   |  |  |  |
|---|--|--|--|
| This signature acknowledges a visit by a Data Collector or Assessor |  |  |  |

  

| APPRAISED VALUE SUMMARY       |  |  |         |
|-------------------------------|--|--|---------|
| Appraised Bldg. Value (Card)  |  |  | 200,700 |
| Appraised Xf (B) Value (Bldg) |  |  | 0       |
| Appraised Ob (B) Value (Bldg) |  |  | 700     |
| Appraised Land Value (Bldg)   |  |  | 441,800 |
| Special Land Value            |  |  | 0       |
| Total Appraised Parcel Value  |  |  | 643,200 |
| Valuation Method              |  |  | C       |
| Total Appraised Parcel Value  |  |  | 643,200 |

| 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            |                  |
| 68                     | 03-28-2012 | NC   |             | 100,000 | 06-30-2013 | 100    |                        | OP ISSUED 8/30/2012 AGAIN O | 11-09-2022 | SJT | 10   |    | 12 | Property Est. - No Access |                  |
|                        |            |      |             |         |            |        |                        |                             | 04-12-2013 | VGS |      |    | 20 | Field Review              |                  |
|                        |            |      |             |         |            |        |                        |                             | 04-05-2013 | KP  | 5    | 1  | 00 | Measure & Listed          |                  |
|                        |            |      |             |         |            |        |                        |                             | 06-25-2012 | KP  | 5    | 1  | 05 | Measure - Under Construct |                  |
|                        |            |      |             |         |            |        |                        |                             | 11-18-2011 | KP  |      |    | 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   | 6,098 SF   | 38.41      | 1.00000                | 5          | 1.00  | 0120  | 2.096     |       | ES90                | 0.9000     | 72.45      | 441,800 |
| Total Card Land Units       |          |               |      |           | 0.14       | AC         | Parcel Total Land Area |            |       |       |           | 0.14  | Total Land Value    |            |            | 441,800 |

| CONSTRUCTION DETAIL |    |                | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|----|----------------|---------------------------------|------|-------------|
| Element             | Cd | Description    | Element                         | Cd   | Description |
| Style               | 06 | Conventional   | Bsmt Area                       | 0    |             |
| Model               | 01 | Residential    | Bsmt Type                       | 06   |             |
| Grade               | 05 | Ave/Good       | Unfin Area                      | 0.00 | None        |
| Stories             | 1  |                |                                 |      |             |
| Occupancy           | 1  |                |                                 |      |             |
| 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    | 09 | Pine/Soft Wood |                                 |      |             |
| Interior Floor 2    |    |                |                                 |      |             |
| Heat Fuel           | 02 | Oil            |                                 |      |             |
| Heat Type           | 04 | Forced Air-Duc |                                 |      |             |
| AC Type             | 03 | Central        |                                 |      |             |
| Bedrooms            | 2  |                |                                 |      |             |
| Full Baths          | 1  |                |                                 |      |             |
| Half Baths          | 0  |                |                                 |      |             |
| Extra Fixtures      | 0  |                |                                 |      |             |
| Total Rooms         | 4  |                |                                 |      |             |
| Bath Style          | 03 | Modern         |                                 |      |             |
| Kitchen Style       | 03 | Modern         |                                 |      |             |
| Extra Kitchens      | 0  |                |                                 |      |             |
| Fireplaces          | 0  |                |                                 |      |             |
| Extra Openings      | 0  |                |                                 |      |             |
| Gas Fireplaces      | 0  |                |                                 |      |             |
| Sq Ft Fin Bsmt      | 0  |                |                                 |      |             |
| FBM Quality         |    |                |                                 |      |             |
| Foundation          | 01 | Posts Piers    |                                 |      |             |
| Bsmt Garage         | 0  |                |                                 |      |             |
| Bsmt Area           | 0  |                |                                 |      |             |

| CONDO DATA  |      |             |         |
|-------------|------|-------------|---------|
| Parcel Id   |      | C           | Owne    |
|             |      |             |         |
|             |      | B           | S       |
| Adjust Type | Code | Description | Factor% |
| Condo Flr   |      |             |         |
| Condo Unit  |      |             |         |

| COST / MARKET VALUATION  |         |
|--------------------------|---------|
|                          | 214,104 |
| Net Other Adj            | 6,500   |
| Replace Cost             | 220,604 |
| Year Built               | 2012    |
| Effective Year Built     | 2012    |
| Depreciation Code        | A       |
| Remodel Rating           | 05      |
| Year Remodeled           | 2012    |
| Depreciation %           | 9       |
| Functional Obsol         |         |
| External Obsol           |         |
| Trend Factor             | 1.000   |
| Condition                |         |
| Condition %              |         |
| Percent Good             | 91      |
| Cns Sect Rcnld           | 200,700 |
| 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 | % Gd | Grade | Grade Adj. | Appr. Value |
| SHD1   | Shed        | L   | 48    | 21.00      | 1980   | A        | 70   | C     | 1.00       | 700         |

| BUILDING SUB-AREA SUMMARY SECTION |                |             |            |          |           |                |
|-----------------------------------|----------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description    | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor    | 625         | 625        | 625      | 254.28    | 158,925        |
| DCK                               | Deck           | 0           | 240        | 24       | 25.43     | 6,103          |
| FAT                               | Finished Attic | 188         | 625        | 188      | 76.49     | 47,805         |
| FOP                               | Open Porch     | 0           | 32         | 5        | 39.73     | 1,271          |
| Ttl Gross Liv / Lease Area        |                | 813         | 1,522      | 842      |           | 214,104        |

