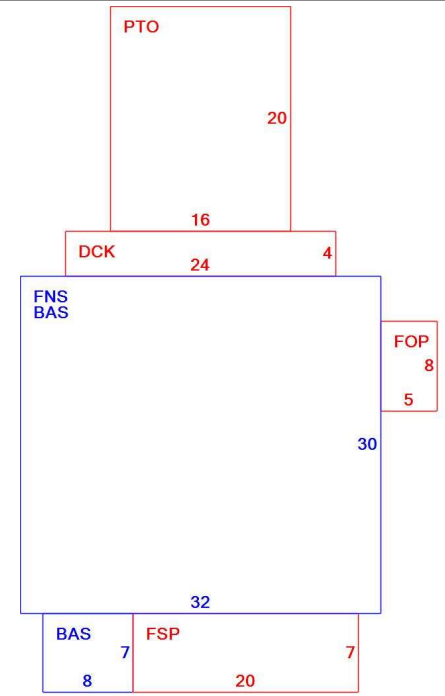


| CURRENT OWNER                      |            | TOPO   |               | UTILITIES         |            | STRT / ROAD  |                        | LOCATION                 |          | CURRENT ASSESSMENT     |           |   |                  | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |           |            |                    |          |       |      |          |
|------------------------------------|------------|--|---------------|-------------------|------------|--|------------------------|--------------------------|----------|------------------------|-----------|---|------------------|---|-----------|------------|--------------------|----------|-------|------|----------|
| CRONIN JOHN J                      |            |  |               | 0                 | Water      | 0  | Two-Way                | 0                        | Average  | Description            | Code      | Appraised   | Assessed         |   |           |            |                    |          |       |      |          |
| CRONIN JOANNE M                    |            |  |               | 0                 | No Sewer   | 0  | Paved                  | 0                        | Average  | RESIDENTL              | 1010      | 499,800   | 499,800          |   |           |            |                    |          |       |      |          |
| 26 CHATHAM WAY                     |            |  |               |                   |            | 0  | Light                  |                          |          | RES LAND               | 1010      | 621,400   | 621,400          |   |           |            |                    |          |       |      |          |
| <b>SUPPLEMENTAL DATA</b>           |            |  |               |                   |            |  |                        |                          |          |                        |           |   |                  |   |           |            |                    |          |       |      |          |
| LYNNFIELD MA 01940                 |            | Alt Prcl ID<br>Scnd Home 500039<br>Tax Class T<br>Tot Fin Area 1928<br>Total Acres 1.588<br>Chapter Lan<br>GIS ID F_886681_2851098 |               |                   |            | Cyclical Exemption W<br>District SEAWALL 2<br>Res Exem<br>Assoc Pid# |                        |                          |          |                        |           | Total   |                  | 1,121,200                                   | 1,121,200 |            |                    |          |       |      |          |
| RECORD OF OWNERSHIP                |            |  |               | BK-VOL/PAGE       |            | SALE DATE  |                        | Q/U V/I                  |          | SALE PRICE             |           | VC  |                  | PREVIOUS ASSESSMENTS (HISTORY)              |           |            |                    |          |       |      |          |
| CRONIN JOHN J                      |            |  |               | 13317             | 0157       | 12-15-1994   |                        | Q                        | I        | 85,000                 |           | 00  | Year             | Code  | Assessed  | Year       | Code               | Assessed | Year  | Code | Assessed |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           |   | 2023             | 1010  | 372,700   | 2022       | 1010               | 310,700  | 2021  | 1010 | 310,100  |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           |   |                  | 1010  | 514,100   |            | 1010               | 436,000  |       | 1010 | 387,200  |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           |   | Total            |   | 886,800   | Total      |                    | 746,700  | Total |      | 697,300  |
| EXEMPTIONS                         |            |  |               | OTHER ASSESSMENTS |            |  |                        |                          |          |                        |           | This signature acknowledges a visit by a Data Collector or Assessor |                  |   |           |            |                    |          |       |      |          |
| Year                               | Code       | Description  |               | Amount            | Code       | Description  | Number                 | Amount                   | Comm Int |                        |           |   |                  |   |           |            |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | <b>APPRAISED VALUE SUMMARY</b>                                      |                  |   |           |            |                    |          |       |      |          |
|                                    |            |  |               | Total             |            | 0.00   |                        |                          |          |                        |           | Appraised Bldg. Value (Card)  |                  |   |           | 499,800    |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | Appraised Xf (B) Value (Bldg)                                       |                  |   |           | 0          |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | Appraised Ob (B) Value (Bldg)                                       |                  |   |           | 0          |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | Appraised Land Value (Bldg)   |                  |   |           | 621,400    |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | Special Land Value  |                  |   |           | 0          |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | Total Appraised Parcel Value  |                  |   |           | 1,121,200  |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | Valuation Method  |                  |   |           | C          |                    |          |       |      |          |
|                                    |            |  |               |                   |            |  |                        |                          |          |                        |           | Total Appraised Parcel Value  |                  |   |           | 1,121,200  |                    |          |       |      |          |
| 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     |          |       |      |          |
| QPO-22-71                          | 04-19-2022 | MN   | Maintenance   | 25,000            |            | 100  | 04-19-2022             | REMOVE WOOD SIDING. INST |          |                        |           | 11-09-2015  | JLF              |   |           | 01         | Measure - No Entry |          |       |      |          |
| 20000032                           | 02-11-2000 | NC   | New Construct | 100,000           | 01-01-2001 | 100  |                        | 32X32 2STYONFTPRINT      |          |                        |           | 04-12-2013  | VGS              |   |           | 20         | Field Review       |          |       |      |          |
| 120000025                          | 02-04-2000 | DM   | Demolish      | 1,000             | 01-03-2001 | 100  |                        | DEM EXISTING DWELL       |          |                        |           | 09-13-2008  | BSB              |   |           | 01         | Measure - No Entry |          |       |      |          |
| <b>LAND LINE VALUATION SECTION</b> |            |  |               |                   |            |  |                        |                          |          |                        |           |   |                  |   |           |            |                    |          |       |      |          |
| 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           | 6,100      | SF   | 38.40                  | 1.00000                  | 5        | 1.00                   | 0120      | 2.096   |                  |   | V125      | 1.2500     | 100.62             | 613,800  |       |      |          |
| 1                                  | 1010       | Single Family  | RC            | Undevelop         | 1.450      | AC   | 2,000.00               | 1.00000                  | 0        | 1.00                   | 0120      | 2.096   |                  |   | V125      | 1.2500     | 0.12               | 7,600    |       |      |          |
| Total Card Land Units              |            |  |               |                   | 1.59       | AC   | Parcel Total Land Area |                          |          |                        |           | 1.59  | Total Land Value |   |           |            |                    | 621,400  |       |      |          |

| CONSTRUCTION DETAIL |      |              | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|------|--------------|---------------------------------|------|-------------|
| Element             | Cd   | Description  | Element                         | Cd   | Description |
| Style               | 04   | Cape Cod     | Bsmt Area                       | 0    |             |
| Model               | 01   | Residential  | Bsmt Type                       | 06   |             |
| Grade               | 07   | Very Good    | Unfin Area                      | 0.00 | None        |
| Stories             | 1.95 |              |                                 |      |             |
| 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          |                                 |      |             |
| Heat Type           | 05   | Hot Water    |                                 |      |             |
| AC Type             | 01   | None         |                                 |      |             |
| Bedrooms            | 3    |              |                                 |      |             |
| Full Baths          | 2    |              |                                 |      |             |
| Half Baths          | 1    |              |                                 |      |             |
| Extra Fixtures      | 1    |              |                                 |      |             |
| Total Rooms         | 6    |              |                                 |      |             |
| Bath Style          | 02   | Average      |                                 |      |             |
| Kitchen Style       | 02   | Average      |                                 |      |             |
| 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  |         |
|--------------------------|---------|
| Net Other Adj            | 527,898 |
| Replace Cost             | 21,280  |
| Year Built               | 549,177 |
| Effective Year Built     | 2000    |
| Depreciation Code        | 2012    |
| Remodel Rating           | E       |
| Year Remodeled           |         |
| Depreciation %           | 9       |
| Functional Obsol         |         |
| External Obsol           |         |
| Trend Factor             | 1.000   |
| Condition                |         |
| Condition %              |         |
| Percent Good             | 91      |
| Cns Sect Rcnd            | 499,800 |
| 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 |
|  |             |     |       |            |        |          |      |       |            |             |

| BUILDING SUB-AREA SUMMARY SECTION |                    |             |            |          |           |                |
|-----------------------------------|--------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description        | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor        | 1,016       | 1,016      | 1,016    | 272.11    | 276,466        |
| DCK                               | Deck               | 0           | 96         | 10       | 28.35     | 2,721          |
| FNS                               | Finished 90% Story | 864         | 960        | 864      | 244.90    | 235,105        |
| FOP                               | Open Porch         | 0           | 40         | 6        | 40.82     | 1,633          |
| FSP                               | Screened Porch     | 0           | 140        | 28       | 54.42     | 7,619          |
| PTO                               | Patio              | 0           | 320        | 16       | 13.61     | 4,354          |
| Ttl Gross Liv / Lease Area        |                    | 1,880       | 2,572      | 1,940    |           | 527,898        |

