

| CURRENT OWNER   |  | TOPO | UTILITIES | STRT / ROAD   | LOCATION | CURRENT ASSESSMENT |         |             |         | 905<br><br>DUXBURY, MA<br><br><b>VISION</b> |           |          |
|---|--|------|-----------|---|----------|--------------------|---------|-------------|---------|---|-----------|----------|
| SEPPALA JAMES W<br><br>786 CONGRESS ST<br><br>DUXBURY MA 02332  |  | 0    | Water     | 0   | Arterial | 0                  | Average | Description | Code    |   | Appraised | Assessed |
|   |  | 0    | No Sewer  | 0   | Paved    | 0                  | Average | RESIDNTL    | 1010    |   | 437,100   | 437,100  |
|   |  |      |           | 0   | Heavy    |                    |         | RES LAND    | 1010    |   | 350,700   | 350,700  |
| <b>SUPPLEMENTAL DATA</b>  |  |      |           |   |          | RESIDNTL           | 1010    | 18,000      | 18,000  |   |           |          |
| Alt Prcl ID<br>Scnd Home<br>Tax Class T<br>Tot Fin Area 2967<br>Total Acres .92<br>Chapter Lan<br>GIS ID F_858204_2848641 |  |      |           | Cyclical 1<br>Exemption W<br>District<br>Res Exem<br>Assoc Pid# |          | Total              |         | 805,800     | 805,800 |   |           |          |

| RECORD OF OWNERSHIP   |       | BK-VOL/PAGE | SALE DATE  | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) |      |          |       |      |          |       |      |          |
|-----------------------|-------|-------------|------------|-----|-----|------------|----|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| NAWEED JAWEED         | 57797 | 202         | 04-04-2023 | Q   | I   | 700,000    | 00 | Year                           | Code | Assessed | Year  | Code | Assessed | Year  | Code | Assessed |
| SEPPALA JAMES W       | 41292 | 0136        | 04-27-2012 | U   | I   | 100        | 1A | 2023                           | 1010 | 324,000  | 2022  | 1010 | 268,800  | 2021  | 1010 | 258,600  |
| SEPPALA JAMES W (L/E) | 32651 | 0178        | 05-09-2006 | U   | I   | 1          | 1F |                                | 1010 | 364,700  |       | 1010 | 300,600  |       | 1010 | 250,500  |
| SEPPALA JAMES W (L/E) | 32651 | 0175        | 05-09-2006 | U   | I   | 1          | 1F |                                | 1010 | 9,900    |       | 1010 | 9,900    |       | 1010 | 9,900    |
| SEPPALA JAMES W       | 32114 | 0280        | 01-25-2006 | U   | I   | 1          | 1A | Total                          |      | 698,600  | Total |      | 579,300  | Total |      | 519,000  |

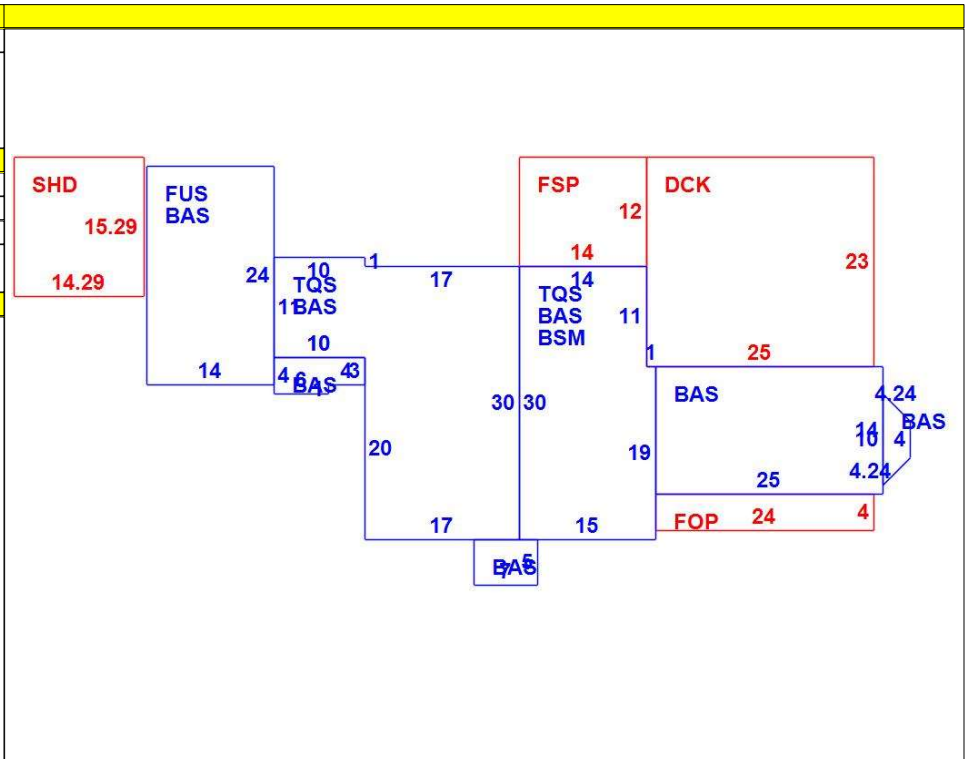
| EXEMPTIONS |      |             | OTHER ASSESSMENTS |      |             |        |        | This signature acknowledges a visit by a Data Collector or Assessor |     |  |  |  |  |  |
|------------|------|-------------|-------------------|------|-------------|--------|--------|---|-----|--|--|--|--|--|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

| ASSESSING NEIGHBORHOOD |           |   |         |       | APPRAISED VALUE SUMMARY       |  |  |  |  |         |
|------------------------|-----------|---|---------|-------|-------------------------------|--|--|--|--|---------|
| Nbhd                   | Nbhd Name | B | Tracing | Batch | Appraised Bldg. Value (Card)  |  |  |  |  | 437,100 |
| 0050                   |           |   |         |       | Appraised Xf (B) Value (Bldg) |  |  |  |  | 0       |
|                        |           |   |         |       | Appraised Ob (B) Value (Bldg) |  |  |  |  | 18,000  |
|                        |           |   |         |       | Appraised Land Value (Bldg)   |  |  |  |  | 350,700 |
|                        |           |   |         |       | Special Land Value            |  |  |  |  | 0       |
|                        |           |   |         |       | Total Appraised Parcel Value  |  |  |  |  | 805,800 |
|                        |           |   |         |       | Valuation Method              |  |  |  |  | C       |
|                        |           |   |         |       | Total Appraised Parcel Value  |  |  |  |  | 805,800 |

| 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     |  |
| 106                    | 09-06-2007 | MN   | Maintenance | 10,695 |            | 100    |           | REROOF 25 SQUARES      | 05-01-2019 | SJT | 5    |    | 01 | Measure - No Entry |  |
| 13961                  | 02-27-1996 | MN   | Maintenance | 5,000  | 01-01-1997 | 100    |           | RPAIR ROOF,SKYLIGHTS   | 04-25-2018 | JLF |      |    | 01 | Measure - No Entry |  |
|                        |            |      |             |        |            |        |           |                        | 04-12-2013 | VGS |      |    | 20 | Field Review       |  |
|                        |            |      |             |        |            |        |           |                        | 04-02-2007 | 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   | 40,075     | SF         | 8.75                   | 1.00000    | 5     | 1.00  | 0050      | 1.000 |                     | 1.0000     | 8.75       | 350,700 |
| Total Card Land Units       |          |               |      |           | 0.92       | AC         | Parcel Total Land Area |            |       |       |           | 0.92  | Total Land Value    |            |            | 350,700 |

| CONSTRUCTION DETAIL |     |              | CONSTRUCTION DETAIL (CONTINUED) |      |             |
|---------------------|-----|--------------|---------------------------------|------|-------------|
| Element             | Cd  | Description  | Element                         | Cd   | Description |
| Style               | 04  | Cape Cod     | Bsmt Area                       | 439  |             |
| Model               | 01  | Residential  | Bsmt Type                       | 04   |             |
| Grade               | 05  | Ave/Good     | Unfin Area                      | 0.00 | Full        |
| Stories             | 2   |              |                                 |      |             |
| 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                       |      | Factor%     |
| Interior Wall 1     | 05  | Drywall      | Condo Unit                      |      |             |
| Interior Wall 2     |     |              | <b>COST / MARKET VALUATION</b>  |      |             |
| Interior Floor 1    | 12  | Hardwood     | Net Other Adj                   |      | 610,742     |
| Interior Floor 2    |     |              | Replace Cost                    |      | 13,650      |
| Heat Fuel           | 02  | Oil          | Year Built                      |      | 1961        |
| Heat Type           | 05  | Hot Water    | Effective Year Built            |      | 1991        |
| AC Type             | 01  | None         | Depreciation Code               |      | A           |
| Bedrooms            | 3   |              | Remodel Rating                  |      |             |
| Full Baths          | 1   |              | Year Remodeled                  |      |             |
| Half Baths          | 1   |              | Depreciation %                  |      | 30          |
| Extra Fixtures      | 0   |              | Functional Obsol                |      |             |
| Total Rooms         | 10  |              | External Obsol                  |      |             |
| Bath Style          | 02  | Average      | Trend Factor                    |      | 1.000       |
| Kitchen Style       | 02  | Average      | Condition                       |      |             |
| Extra Kitchens      | 0   |              | Condition %                     |      |             |
| Fireplaces          | 1   |              | Percent Good                    |      | 70          |
| Extra Openings      | 0   |              | Cns Sect Rcnld                  |      | 437,100     |
| Gas Fireplaces      | 0   |              | Dep % Ovr                       |      |             |
| Sq Ft Fin Bsmt      | 0   |              | Dep Ovr Comment                 |      |             |
| FBM Quality         |     |              | Misc Imp Ovr                    |      |             |
| Foundation          | 06  | Poured Conc  | Misc Imp Ovr Comment            |      |             |
| Bsmt Garage         | 0   |              | Cost to Cure Ovr                |      |             |
| Bsmt Area           | 439 |              | 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 |
| SPL1   | Ing Pool - Ave | L   | 512   | 64.00      | 1980   | F        | 55   | C     | 1.00       | 18,000      |

| BUILDING SUB-AREA SUMMARY SECTION |                      |             |            |          |           |                |
|-----------------------------------|----------------------|-------------|------------|----------|-----------|----------------|
| Code                              | Description          | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS                               | First Floor          | 1,837       | 1,837      | 1,837    | 188.62    | 346,489        |
| BSM                               | Basement             | 0           | 439        | 88       | 37.81     | 16,598         |
| DCK                               | Deck                 | 0           | 575        | 58       | 19.03     | 10,940         |
| FOP                               | Open Porch           | 0           | 96         | 14       | 27.51     | 2,641          |
| FSP                               | Screened Porch       | 0           | 168        | 34       | 38.17     | 6,413          |
| FUS                               | Finished Upper Story | 336         | 336        | 336      | 188.62    | 63,375         |
| SHD                               | Attached Shed        | 0           | 219        | 77       | 66.32     | 14,524         |
| TQS                               | Three Quarter Story  | 794         | 1,059      | 794      | 141.42    | 149,762        |
| Ttl Gross Liv / Lease Area        |                      | 2,967       | 4,729      | 3,238    |           | 610,742        |

