



ANNUAL OPERATING EXPENSE SUMMARY

22 Douglas Street

Uxbridge, Massachusetts 01569

Parcel ID 24A072900000 • 0.29 Acres • Assessor Class 334

EXPENSE	PROVIDER / SOURCE	PERIOD	ANNUAL
Real Estate Taxes	Town of Uxbridge — Acct 4264	FY2026 Actual	\$7,466
Electricity	National Grid — Acct 16303-12016	12 Mo. Actual	\$5,170
Natural Gas	Eversource — Acct 7300 386 1934	12 Mo. Actual	\$1,850
Water & Sewer	Town of Uxbridge — Acct 5167	Annualized	\$650
TOTAL ANNUAL OPERATING EXPENSES			\$15,136

Monthly average **\$1,261** • Excludes insurance, maintenance, trash removal, snow removal, and property management.

Expense Detail & Usage Basis

Real Estate Taxes	FY2026 actual tax of \$7,466. The FY2027 preliminary bill totals \$3,826.49 across Q1 and Q2 (due 08/03/26 and 11/02/26), which annualizes to \$7,652.98 — the standard Massachusetts preliminary calculation of prior-year net tax plus 2.5%. Q3 and Q4 will be adjusted once the Town certifies the FY2027 rate and valuation.
Electricity	16,944 kWh over the trailing twelve months, averaging 1,412 kWh per month, at a blended all-in rate of \$0.305/kWh. Rate class General Service Small C/I G-1. Delivery via National Grid; supply via Uxbridge Community Electricity (Direct Energy) at \$0.137/kWh. Demand registered 7.8 kW with billed demand of 0.0 kW.
Natural Gas	826 therms over the trailing twelve months, with approximately 740 therms consumed November through March. Rate class 41 — C&I Low Annual/High Winter. Includes \$252 in fixed annual customer charges. Summer supply billed at \$0.384/therm; estimate reflects seasonal winter supply pricing.
Water & Sewer	Billed quarterly at \$162.01. Consumption of 196 cu. ft. per quarter falls below the 800 cu. ft. sewer minimum, so the bill is predominantly fixed: \$35.09 base charge on a 5/8" meter plus the \$119.06 sewer minimum. Minimal seasonal variation.

Disclosure. Figures above are compiled from utility statements and municipal tax bills for billing periods ending July 2026 and are presented for informational purposes only. Actual costs will vary with occupancy, usage, weather, utility rate changes, and future municipal tax rate and assessment adjustments. Utility expenses shown are gross; some or all may be tenant-reimbursed depending on lease structure. Buyer is advised to independently verify all figures with the applicable utility providers and the Town of Uxbridge. Neither the listing agent nor the broker warrants the accuracy of this information.