

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KESSINGER JOHN R JR			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CULLEN CATHERINE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	416,200	416,200
10 WRIGHT LN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	352,800	352,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2127 Total Acres .998 Chapter Lan GIS ID F_870159_2849118			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	11,900	11,900
							Total	780,900	780,900

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KESSINGER JOHN R JR		11897 0121	05-27-1993	Q	I	210,000	00	Year	Code	Assessed	Year	Code	Assessed
TOUGAS JOSEPH C		4257 0162	04-11-1977	Q	I	63,000	00	2023	1010	317,900	2022	1010	288,100
									1010	366,900		1010	302,400
									1010	8,600		1010	900
							Total	693,400	Total	591,400	Total	514,000	

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
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	416,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,900
Appraised Land Value (Bldg)	352,800
Special Land Value	0
Total Appraised Parcel Value	780,900
Valuation Method	C
Total Appraised Parcel Value	780,900

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
EPO-22-283	07-15-2022	EL	Electric			100	07-15-2022	INSTALL AUTOMATIC GENERA PLAN#AY-048 10X22 1 STY AD REMODEL EXISTING KITCHEN	04-05-2022	SJT	5		07	Measure - Info @ Door
BPO-21-390	12-02-2021	AD	Addition	59,000	04-05-2022	100			04-12-2013	VGS			20	Field Review
2014-197	07-10-2014	RM	Remodel	35,000		100			06-19-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.080	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	2,800
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value			352,800	

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1209	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		494,412
Interior Floor 2			Replace Cost		32,370
Heat Fuel	02	Oil	Year Built		526,782
Heat Type	05	Hot Water	Effective Year Built		1975
AC Type	01	None	Depreciation Code		2000
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		416,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	312		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1209		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	96	21.00	1988	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,429	1,429	1,429	188.85	269,868
BSM	Basement	0	1,209	242	37.80	45,702
DCK	Deck	0	288	29	19.02	5,477
FUS	Finished Upper Story	918	918	918	188.85	173,365
Ttl Gross Liv / Lease Area		2,347	3,844	2,618		494,412

