

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
CONLON JAMES R CONLON JANICE F 31 WRIGHT LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	430,200	430,200									
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	358,600	358,600									
		Alt Prcl ID		Cyclical		3		RESIDNTL	1010	900	900									
		Scnd Home		Exemption				Total		789,700	789,700									
		Tax Class T		W																
		Tot Fin Area 1803		District																
		Total Acres 2.008		Res Exem																
		Chapter Lan		Assoc Pid#																
		GIS ID F_869930_2848588																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
CONLON JAMES R CONWAY PEGGY				19556	0013	03-27-2001		Q	I	399,995		00	Year	Code	Assessed	Year	Code	Assessed		
				17211	0019	03-03-1999		Q	I	330,000		00	2023	1010	325,100	2022	1010	273,800	2021	1010
													1010	372,600		1010	308,600		1010	258,600
													1010	600		1010	600		1010	600
				Total								Total	698,300	Total	583,000	Total		532,500		
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)		430,200			
0050															Appraised Xf (B) Value (Bldg)		0			
												Appraised Ob (B) Value (Bldg)		900						
												Appraised Land Value (Bldg)		358,600						
												Special Land Value		0						
												Total Appraised Parcel Value		789,700						
												Valuation Method		C						
												Total Appraised Parcel Value		789,700						
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			
												04-12-2013	VGS			20	Field Review			
												06-20-2007	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	350,000			
1	1010	Single Family	WP	Residual	0.057	AC 114,100.00	1.00000	0	1.00	0050	1.000					1.0000	6,500			
1	1010	Single Family		Undevelop	1.040	AC 2,000.00	1.00000	0	1.00	0050	1.000					1.0000	2,100			
Total Card Land Units					2.02	AC	Parcel Total Land Area			2.02			Total Land Value		358,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1296	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	02	Oil	Net Other Adj		503,110
Heat Type	05	Hot Water	Replace Cost		41,470
AC Type	01	None	Year Built		1978
Bedrooms	3		Effective Year Built		2000
Full Baths	2		Depreciation Code		G
Half Baths	1		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	340		Cns Sect Rcnld		430,200
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1296		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	64	21.00	1983	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140	1,140	243.99	278,150
BSM	Basement	0	1,296	259	48.76	63,194
TQS	Three Quarter Story	663	884	663	182.99	161,766
Ttl Gross Liv / Lease Area		1,803	3,320	2,062		503,110

<p>BSM</p> <p style="color: blue;">TQS BAS BSM</p>		<p style="color: blue;">BAS BSM</p>
26	26	16
6	34	16



31 WRIGHT LN

