

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ULLATHORNE KATHLEEN M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ULLATHORNE CHRISTOPHER M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	331,900	331,900	
40 WRIGHT LN		SUPPLEMENTAL DATA			RESIDNTL	1010	386,500	386,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2134 Total Acres 2.138 Chapter Lan GIS ID F_869670_2848891			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	900	900	
						Total		719,300	719,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ULLATHORNE KATHLEEN M		13926 0063	10-30-1995	Q	I	238,000	00	Year	Code	Assessed	Year	Code	Assessed	
VETSCH RALPH W		10964 0049	05-11-1992	Q	I	185,000	00	2023	1010	289,600	2022	1010	261,400	
									1010	406,000		1010	335,300	
									1010	600		1010	600	
						Total		696,200	Total		597,300	Total		511,900

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)									331,900
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									900
Appraised Land Value (Bldg)									386,500
Special Land Value									0
Total Appraised Parcel Value									719,300
Valuation Method									C
Total Appraised Parcel Value									719,300

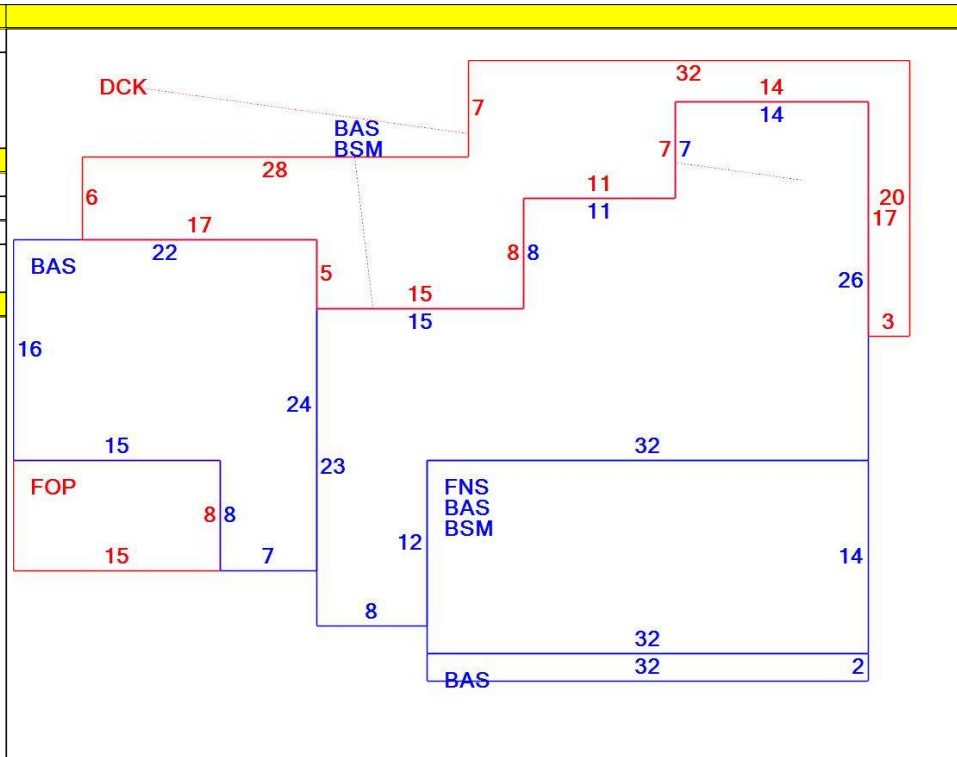
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2013-144	06-20-2013	MN	Maintenance	7,500		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
302	10-20-2008	AD	Addition	45,500		100		4X8 & 7X8.5 & PORCH		06-11-2009	KP			01	Measure - No Entry
19990344	08-06-1999	RM	Remodel	20,000	07-21-2000	100		28'DORMER							
13542	01-10-1995	NC	New Construct	20,000	05-21-1996	100		14X16 1STY & RBLD DK							

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	PD	Residual	1.220	AC	35,000.00	0.85573	5	1.00	0050	1.000		1.0000	0.69	36,500
Total Card Land Units					2.14	AC	Parcel Total Land Area					2.14	Total Land Value		386,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1282	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1282				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj			392,999	
Replace Cost			27,115	
Year Built			1977	
Effective Year Built			2000	
Depreciation Code			G	
Remodel Rating				
Year Remodeled				
Depreciation %		21		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		79		
Cns Sect Rcnld			331,900	
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
SHD1	Shed	L	64	21.00	2000	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	1,754	1,754	1,754	158.34	277,728
BSM	Basement	0	1,282	256	31.62	40,535
DCK	Deck	0	507	51	15.93	8,075
FNS	Finished 90% Story	403	448	403	142.44	63,811
FOP	Open Porch	0	120	18	23.75	2,850
Ttl Gross Liv / Lease Area		2,157	4,111	2,482		392,999



40 WRIGHT LN