

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
WERY SHAWN D 41 WRIGHT LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		288,000	288,000
		0	Light					RES LAND	1010		429,800	429,800
SUPPLEMENTAL DATA						Total		717,800	717,800			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2302 Total Acres 11.068 Chapter Lan GIS ID F_869352_2848381				Cyclical Exemption W District Res Exem Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WERY SHAWN D		18588	0229	06-07-2000	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed
TRIPLE J REALTY TRUST		18009	0093	11-01-1999	U	I	252,000	1L	2023	1010	252,300	2022	1010	228,500
										1010	451,300		1010	362,700
									Total		703,600	Total		591,200
									Total		520,200	Total		520,200

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											

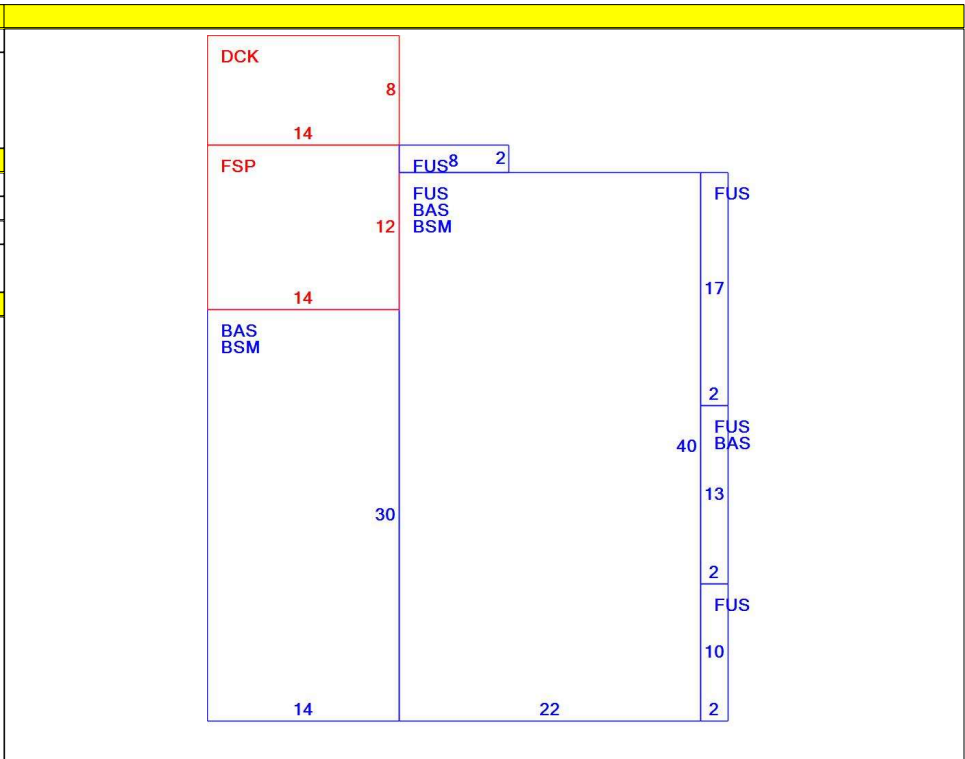
ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					288,000
0050					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					0
					Appraised Land Value (Bldg)					429,800
					Special Land Value					0
					Total Appraised Parcel Value					717,800
					Valuation Method					C
					Total Appraised Parcel Value					717,800

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QP-20-9	01-27-2020	MN		10,000		100		ROOF	04-12-2013	VGS			20	Field Review	
									07-25-2007	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	PD	Residual	8.520	AC	35,000.00	0.25643	5	1.00	0050	1.000		1.0000	76,500
1	1010	Single Family	WP	Undevelop	0.580	AC	2,000.00	1.00000	0	1.00	0050	1.000	WRIGHT LANE....? SJD 20190	1.0000	0.05
1	1010	Single Family	WP	Undevelop	1.050	AC	2,000.00	1.00000	0	1.00	0050	1.000	POWER LINE ESMNT	1.0000	0.05
Total Card Land Units					11.07	AC	Parcel Total Land Area					11.07	Total Land Value		429,800

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1300	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			358,601
Interior Floor 2			Net Other Adj		35,880
Heat Fuel	02	Oil	Replace Cost		394,481
Heat Type	05	Hot Water	Year Built		1978
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		288,000
Sq Ft Fin Bsmt	300		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1300		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,326	1,326	1,326	137.55	182,395
BSM	Basement	0	1,300	260	27.51	35,764
DCK	Deck	0	112	11	13.51	1,513
FSP	Screened Porch	0	168	34	27.84	4,677
FUS	Finished Upper Story	976	976	976	137.55	134,252
Ttl Gross Liv / Lease Area		2,302	3,882	2,607		358,601



41 WRIGHT LN

