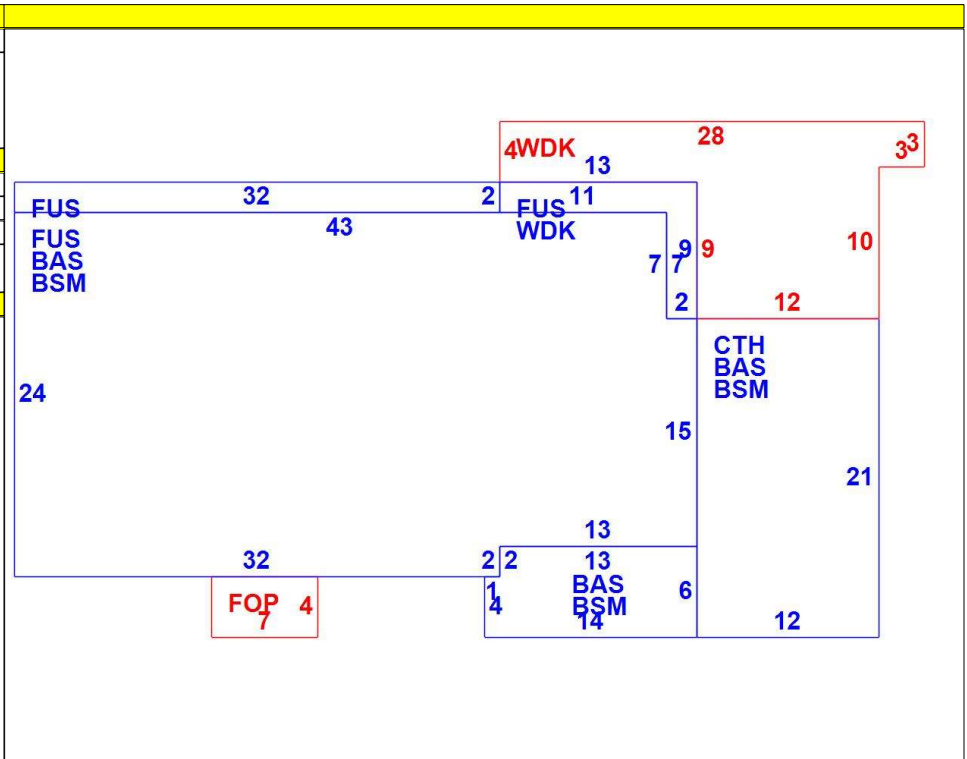


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
WRIGHT JOSEPH  39 TROUT FARM RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	546,800 364,800 1,100					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	546,800	546,800						
		0	Light					RES LAND	1010	364,800	364,800						
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	26,600	1,100				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2518 Total Acres 1.342 Chapter Lan GIS ID F_863959_2835262				Cyclical 2 Exemption W District Res Exem Assoc Pid#						Total	938,200	912,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WRIGHT JOSEPH		56534	148	03-09-2022		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	
WRIGHT MICHELLE M		51874	87	10-30-2019		Q	I	725,000		00	2023	1010	415,000	2022	1010	379,400	
TURNER KINGSLEY		46812	0110	04-15-2016		Q	I	599,000		00		1010	379,400		1010	312,700	
DOLIN ROBERT A & JULIA A		10479	0149	09-13-1991		Q	I	165,000		00		1010	800		1010	800	
										Total	795,200	Total	692,900	Total	602,400		
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									
0050																	
NOTES																	
												Appraised Bldg. Value (Card)				546,800	
												Appraised Xf (B) Value (Bldg)				0	
												Appraised Ob (B) Value (Bldg)				26,600	
												Appraised Land Value (Bldg)				364,800	
												Special Land Value				0	
												Total Appraised Parcel Value				938,200	
												Valuation Method				C	
												Total Appraised Parcel Value				938,200	
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
2016-264	12-20-2016	MN	Maintenance	1,324		100		REPLACE 1 DOOR				05-06-2020	SJD	9		20	Field Review
2012-141	10-10-2012	MN	Maintenance	15,000		100		REPL 15 WINDOWS				05-23-2016	SJD	9	1	00	Measure & Listed
13921	12-12-1995	AD	Addition	60,000	09-19-1997	100		2STY ADDW/GARAG UNDR				04-12-2013	VGS			20	Field Review
												08-30-2007	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	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.424	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	14,800
Total Card Land Units					1.34	AC	Parcel Total Land Area					1.34	Total Land Value			364,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1374	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
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	1374				

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

COST / MARKET VALUATION	
Net Other Adj	608,663
Replace Cost	27,115
Year Built	635,777
Effective Year Built	1969
Depreciation Code	2007
Remodel Rating	E
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	86
Cns Sect Rcnld	546,800
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	2005	G	85	C	1.00	1,100
SLR	Solar Panels	L	20	1050.00		G	85	C	1.00	25,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,374	1,374	1,374	213.72	293,645
BSM	Basement	0	1,374	275	42.77	58,772
CTH	Cathedral Ceiling	0	252	25	21.20	5,343
FOP	Open Porch	0	28	4	30.53	855
FUS	Finished Upper Story	1,144	1,144	1,144	213.72	244,491
WDK	Deck	0	257	26	21.62	5,557
Ttl Gross Liv / Lease Area		2,518	4,429	2,848		608,663

