

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WONG LING TUNG & KAREN WILSO REVOCABLE TRUST AGREEMENT O 58 MEETINGHOUSE RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	497,000	497,000	
		SUPPLEMENTAL DATA		RES LAND		1010	528,700	528,700	RESIDNTL	1010	1,800	
Alt Prcl ID		Cyclical		9		Total		1,027,500		1,027,500		
Scnd Home		Exemption		W								
Tax Class T		District		Res Exem								
Tot Fin Area 2476		Assoc Pid#										
Total Acres .968												
Chapter Lan												
GIS ID F_876391_2836716												

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WONG LING TUNG & KAREN WILSON T		LCC 131643	03-03-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WONG LING T		LCC 110055	01-09-2007	U	I	100	1F	2023	1010	380,500	2022	1010	349,000	2021	1010	311,800
WONG LING T		LCC 95546	06-02-1999	Q	I	452,000	00		1010	628,800		1010	484,800		1010	405,200
									1010	1,200		1010	1,200		1010	1,200
								Total		1,010,500	Total		835,000	Total		718,200

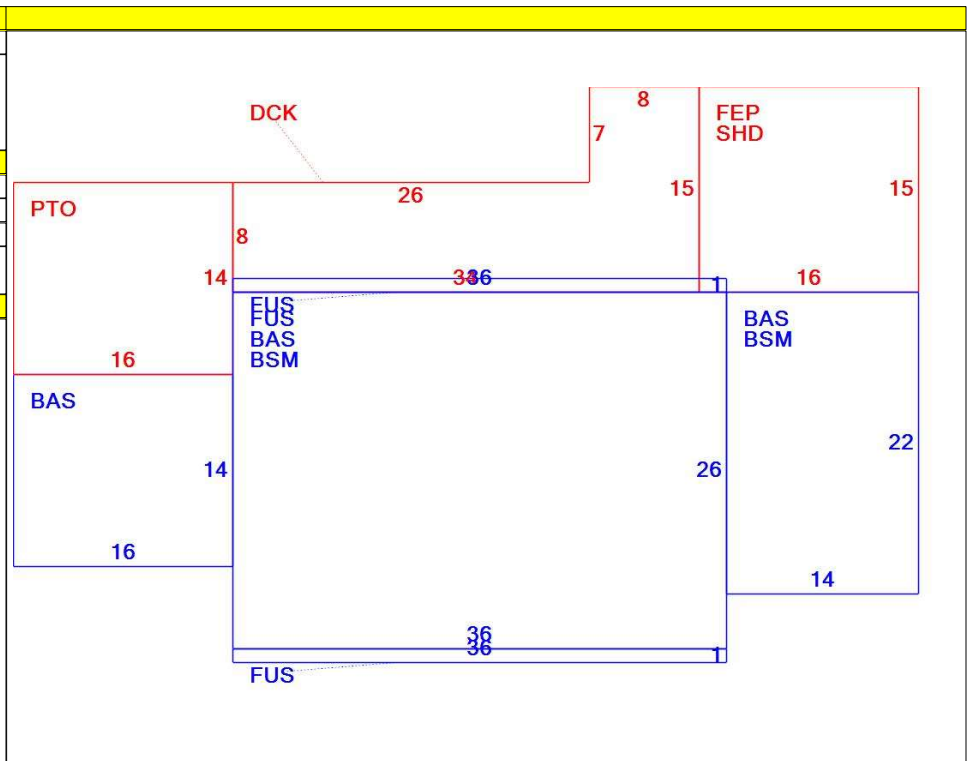
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0080								
NOTES				Appraised Bldg. Value (Card)				497,000
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				1,800
				Appraised Land Value (Bldg)				528,700
				Special Land Value				0
				Total Appraised Parcel Value				1,027,500
				Valuation Method				C
				Total Appraised Parcel Value				1,027,500

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
QP-20-50	08-14-2020	MN	Maintenance	1,619		100	09-18-2020	Insulation		11-01-2016	JLF	10	1	00	Measure & Listed
434	09-20-2005	MS	Miscellaneous	19,500		100		RPLC & BLD DECK & SP		04-12-2013	VGS			20	Field Review
235	06-19-2002	RM	Remodel	15,000	09-12-2003	100		REMODEL KITCHEN		05-14-2008	BSB		1	00	Measure & Listed
20000313	08-09-2000	RM	Remodel	8,000	08-24-2001	100		CON PRCH TO LIV SP							
19990501	10-27-1999	NC	New Construct	3,000		100		UTILITY BLDG							

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	0080	1.503			1.0002	526,100
1	1010	Single Family	RC	Residual	0.050	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	2,600
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value		528,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1244	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	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	Net Other Adj		609,304
Interior Floor 2			Replace Cost		44,660
Heat Fuel	02	Oil	Year Built		653,964
Heat Type	05	Hot Water	Effective Year Built		1970
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		497,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	308		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	1244		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	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,468	1,468	1,468	203.30	298,451
BSM	Basement	0	1,244	249	40.69	50,623
DCK	Deck	0	328	33	20.45	6,709
FEP	Finished Enclosed Porch	0	240	144	121.98	29,276
FUS	Finished Upper Story	1,008	1,008	1,008	203.30	204,931
PTO	Patio	0	224	11	9.98	2,236
SHD	Attached Shed	0	240	84	71.16	17,078
Ttl Gross Liv / Lease Area		2,476	4,752	2,997		609,304

