

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WRIGHT CYNTHIA ANN TT CYNTHIA ANN WRIGHT TRUST 56 SURPLUS ST		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1040	452,100	452,100
				0	Medium			RES LAND	1040	480,200	480,200
<b>SUPPLEMENTAL DATA</b>											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1958 Total Acres .55 Chapter Lan			Cyclical 9 Exemption W District Res Exem						
GIS ID F_880039_2838141		Assoc Pid#							Total		932,300
									Total		932,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WRIGHT CYNTHIA ANN TT		LCC 121697	04-09-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WRIGHT CYNTHIA ANN 56 SURPLUS ST RLTY TRUST		LCC 116508	09-18-2011	Q	I	534,000	00	2023	1040	485,200	2022	1040	425,600	2021	1040	422,300
MORGAN SUZANNE W		LCC 98603	12-28-2000	U	I	100	1A		1040	570,500		1040	509,500		1040	412,600
MORGAN SUZANNE W		LCC 94270	10-09-1998	U	I	1	1F									
		LCC 94110	09-16-1998	U	I	125,000	1F									
		Total						1,055,700		Total		935,100		Total		834,900

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

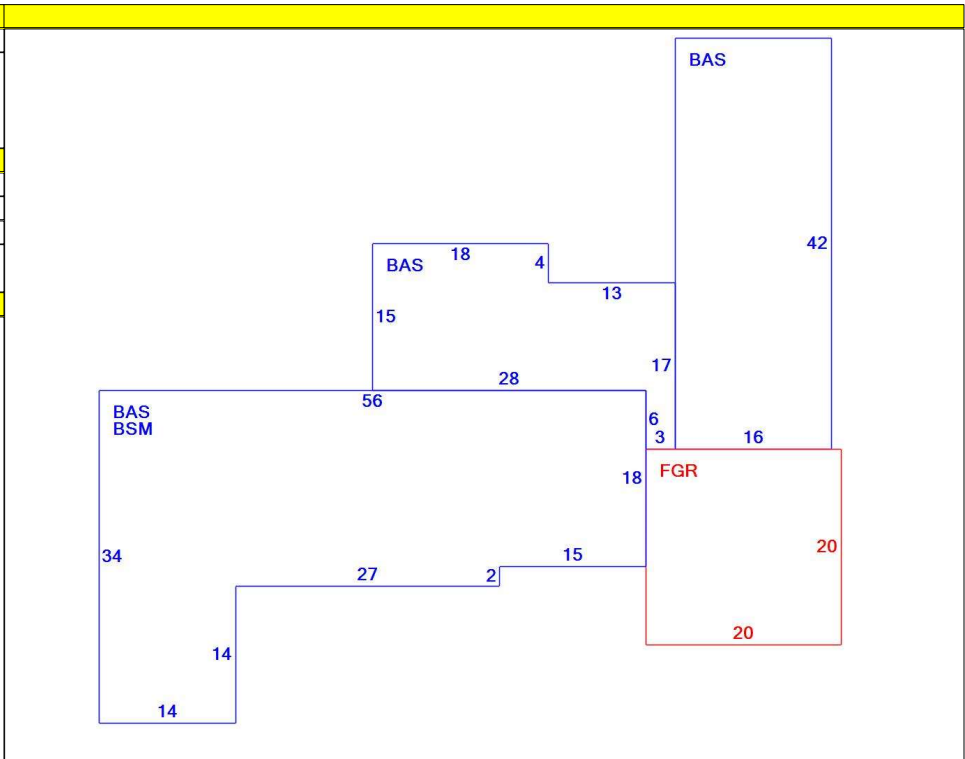
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	452,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	480,200
Special Land Value	0
Total Appraised Parcel Value	932,300
Valuation Method	C
Total Appraised Parcel Value	932,300

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
QPO-21-31	12-02-2021	MN	Maintenance	6,153		100	12-02-2021	REPLACE 1 WINDOW	08-20-2020	SJT	10		20	Field Review
QPO-21-27	11-03-2021	MN	Maintenance	5,137		100	11-03-2021	WEATHERIZATION/SEALING	05-15-2018	JLF			30	Quality Control
QPO-21-28	08-02-2021	MN	Maintenance	8,016		100	08-02-2021	Weatherization & air sealing.	05-05-2014	JLF	5	1	00	Measure & Listed
2013-206	08-21-2013	AD	Addition	83,500	04-24-2014	100		CONSTRUCT A 14 X18 ADD W/	04-24-2014	JLF	5	1	01	Measure - No Entry
193	11-09-2011	MN	Maintenance	9,143	04-24-2014	100		REPL 7 WINDOWS	04-12-2013	VGS			20	Field Review
									07-08-2008	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	1040	Two Family	RC	Primary	23,958 SF	13.33	1.00000	5	1.00	0080	1.503		1.0000	20.04	480,200
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value			480,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1286	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			554,930
Interior Floor 2			Net Other Adj		55,970
Heat Fuel	03	Gas	Replace Cost		610,900
Heat Type	04	Forced Air-Duc	Year Built		1955
AC Type	03	Central	Effective Year Built		1995
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		74
Gas Fireplaces	1		Cns Sect Rcnld		452,100
Sq Ft Fin Bsmt	448		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1286		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	2,389	2,389	2,389	197.77	472,462
BSM	Basement	0	1,286	257	39.52	50,826
FGR	Garage	0	400	160	79.11	31,642
Ttl Gross Liv / Lease Area		2,389	4,075	2,806		554,930

