

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAGNER ROBERT J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MAGNER MELISSA R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	356,800	356,800
316 CHANDLER ST				0 Heavy		RES LAND	1010	350,700	350,700
SUPPLEMENTAL DATA						RESIDNTL	1010	69,900	69,900
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			4				
	Scnd Home	District Res Exem							
	Tax Class T	Assoc Pid#							
	Tot Fin Area 2542								
	Total Acres .92								
	Chapter Lan								
	GIS ID F_863221_2842207								
						Total		777,400	777,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAGNER ROBERT J	33483	0039	10-06-2006	Q	I	455,000	00	Year	Code	Assessed	Year	Code	Assessed
MUELLER STEPHEN R	21437	0317	01-29-2002	U	I	100	1F	2023	1010	283,500	2022	1010	273,200
MUELLER JOLIE	21437	0304	01-29-2002	U	I	100	1F		1010	364,700		1010	300,600
MUELLER STEPHEN R	18792	0238	08-16-2000	Q	I	360,000	00		1010	53,400		1010	56,200
MCMAHON GEORGE JR	14864	0233	12-23-1996	U	I	1	1F	Total		701,600	Total		630,000
								Total		565,000	Total		565,000

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	356,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	69,900
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	777,400
Valuation Method	C
Total Appraised Parcel Value	777,400

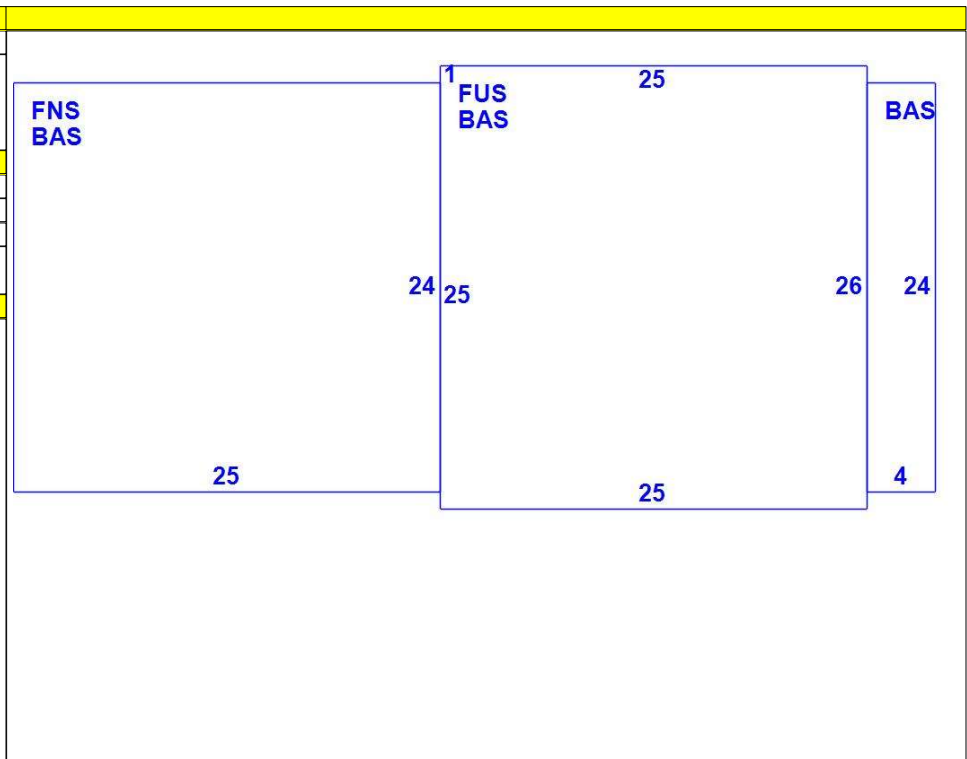
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0050			

NOTES									

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
									12-02-2021	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									02-15-2007	K+D		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	40,075	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	0	
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	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			482,454
Interior Floor 2			Net Other Adj		20,020
Heat Fuel	02	Oil	Replace Cost		502,474
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		1992
Bedrooms	5		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		356,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	0		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
SPL1	Ing Pool - Ave	L	600	64.00	1985	A	70	C	1.00	26,900
SHD1	Shed	L	192	21.00	1980	A	70	C	1.00	2,800
SHD1	Shed	L	60	21.00	1980	F	55	C	1.00	700
FGR7	Garage - Fin U	L	576	98.00	1987	A	70	C	1.00	39,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,346	1,346	1,346	190.24	256,066
FNS	Finished 90% Story	540	600	540	171.22	102,731
FUS	Finished Upper Story	650	650	650	190.24	123,657
Ttl Gross Liv / Lease Area		2,536	2,596	2,536		482,454

