

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MANGANELLO JAMES P & MELISSA J P MANGANELLO & M M MANGANE 19 BIANCA RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	310,100	310,100	
		SUPPLEMENTAL DATA		RES LAND		1010	353,000	353,000	RESIDNTL	1010	4,400	
Alt Prcl ID		Cyclical		4		Total		667,500		667,500		
Scnd Home		Exemption		W		Total		667,500		667,500		
Tax Class		T		District		Total		667,500		667,500		
Tot Fin Area		1870		Res Exem		Total		667,500		667,500		
Total Acres		1.008		Assoc Pid#		Total		667,500		667,500		
Chapter Lan						Total		667,500		667,500		
GIS ID		F_863284_2840190				Total		667,500		667,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MANGANELLO JAMES P & MELISSA M T	48233	0102	03-23-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
MANGANELLO MELISSA M	43404	0289	07-26-2013	U	I	400,000	1A	2023	1010	245,400	2022	1010	228,800		
MANGANELLO PAUL C & CLAIRE L	3876	0751	04-03-1973	U	I	35,100	1		1010	508,300		1010	323,000		
									1010	2,900		1010	2,900		
Total								Total		756,600		Total		554,700	
								Total		554,700		Total		530,300	

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total		0.00								Appraised Bldg. Value (Card)		310,100	
										Appraised Xf (B) Value (Bldg)		0	
										Appraised Ob (B) Value (Bldg)		4,400	
										Appraised Land Value (Bldg)		353,000	
										Special Land Value		0	
										Total Appraised Parcel Value		667,500	
										Valuation Method		C	
										Total Appraised Parcel Value		667,500	

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
									09-12-2018	SJD			20	Field Review
									04-09-2014	SJD	9	1	06	Inspection Only
									04-03-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									07-17-2007	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	0.087	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.79	3,000
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value			353,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
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			Owne
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		425,970
Interior Floor 2			Replace Cost		10,790
Heat Fuel	03	Gas	Year Built		436,760
Heat Type	04	Forced Air-Duc	Effective Year Built		1971
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		71
Extra Openings	0		Cns Sect Rcnd		310,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	816		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	300	21.00	1980	A	70	C	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,136	1,136	1,136	204.20	231,976
BSM	Basement	0	816	163	40.79	33,285
FNS	Finished 90% Story	734	816	734	183.68	149,886
PTO	Patio	0	544	27	10.14	5,514
WDK	Deck	0	256	26	20.74	5,309
Ttl Gross Liv / Lease Area		1,870	3,568	2,086		425,970

