

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MUNRO GREGORY A			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
MUNRO MICHELLE D			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	319,400	319,400
223 BIANCA RD				0 Medium		RES LAND	1010	350,700	350,700
SUPPLEMENTAL DATA									
Alt Prcl ID		Cyclical 4							
Scnd Home		Exemption 22							
Tax Class T		W							
Tot Fin Area 1720		District							
Total Acres .92		Res Exem							
Chapter Lan									
GIS ID F_864660_2842609		Assoc Pid#							
						Total		670,100	670,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MUNRO GREGORY A		56499 80	02-28-2022	U	I	575,000	1	Year	Code	Assessed	Year	Code	Assessed			
MANNING RAYMOND F TT		27716 0198	03-12-2004	U	I	1	1F	2023	1010	243,000	2022	1010	204,800			
									1010	504,700		1010	320,700			
								Total		747,700	Total		525,500	Total		494,500

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
0050				

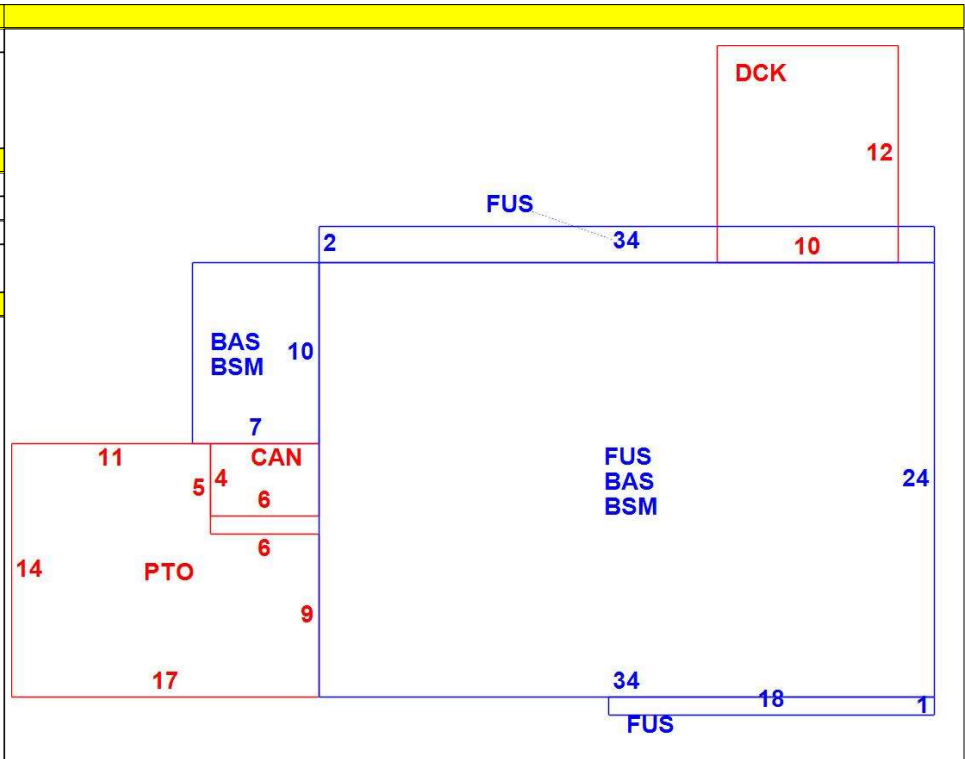
NOTES				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	319,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	670,100
Valuation Method	C
Total Appraised Parcel Value	670,100

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
									04-06-2022	SJD	9	1	06	Inspection Only
									04-04-2022	SJD	9		01	Measure - No Entry
									09-12-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									10-11-2007	BSB			01	Measure - No Entry

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	03	Colonial	Bsmt Area	886	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			427,493
Interior Floor 2			Net Other Adj		22,425
Heat Fuel	03	Gas	Replace Cost		449,919
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		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 Rcnld		319,400
Sq Ft Fin Bsmt	270		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	886		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	886	886	886	214.93	190,427
BSM	Basement	0	886	177	42.94	38,042
CAN	Canopy	0	24	2	17.91	430
DCK	Deck	0	120	12	21.49	2,579
FUS	Finished Upper Story	902	902	902	214.93	193,866
PTO	Patio	0	208	10	10.33	2,149
Ttl Gross Liv / Lease Area		1,788	3,026	1,989		427,493

