

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
MCMANUS WILLIAM GARRISON KATHERINE 25 SPRAGUE FARM LN				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed				
DUXBURY MA 02332										RESIDENTL	1010	771,100	771,100	VISION			
										RES LAND	1010	515,700	515,700				
SUPPLEMENTAL DATA										Total				1,286,800	1,286,800		
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 2311		Total Acres 1.73		Chapter Lan		GIS ID F_873574_2850796		Cyclical Exemption W District Res Exem		Assoc Pid#	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
MCMANUS WILLIAM		36177 0032		07-14-2008		U I		375,000		1I		Year	Code	Assessed	Year	Code	Assessed
BANK OF NEW YORK TT		35002 0230		08-27-2007		U I		432,000		1L		2023	1010	602,700	2022	1010	517,500
CARLSEN MAREN ANNE		31234 0002		08-29-2005		Q I		560,000		00			1010	553,500		1010	351,700
FONTAINE ORIE JR		10166 0106		02-28-1991		Q I		200,000		00		Total		1,156,200	Total		869,200
Total												Total		852,000			
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		Appraised Bldg. Value (Card) 771,100							
0060										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 0							
										Appraised Land Value (Bldg) 515,700							
										Special Land Value 0							
										Total Appraised Parcel Value 1,286,800							
										Valuation Method C							
										Total Appraised Parcel Value 1,286,800							
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		
141	06-04-2012	NC	NEW CONSTR	366,000	01-29-2014	100		SINGLE FAM 1ST FL 1669' 2ND		12-11-2019	SJT	10		01	Measure - No Entry		
140	06-04-2012	DM	Demolish	12,500	08-14-2013	100		DEMO EXISTING DWELLING &		01-29-2014	SJD	1	1	00	Measure & Listed		
										08-14-2013	BH			00	Measure & Listed		
										04-12-2013	VGS			20	Field Review		
										01-23-2008	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	40,000	SF 8.75	1.00000	5	1.00	0060	1.341	ESMNT FOR LOT 015-003		V110,ES95	1.0450	12.26	490,500
1	1010	Single Family	RC	Residual	0.520	AC 35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.08	24,400
1	1010	Single Family	WP	Undevelop	0.290	AC 2,000.00	1.00000	0	1.00	0060	1.341	SWAMP			1.0000	0.06	800
Total Card Land Units					1.73	AC	Parcel Total Land Area					1.73	Total Land Value				515,700

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MCMANUS WILLIAM GARRISON KATHERINE 25 SPRAGUE FARM LN				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed										
DUXBURY MA 02332										SUPPLEMENTAL DATA				RESIDENTL RES LAND	1010 1010	771,100 515,700	771,100 515,700	VISION					
										Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2311 Total Acres 1.73 Chapter Lan GIS ID F_873574_2850796		Cyclical 5 Exemption W District Res Exem Assoc Pid#							Total		1,286,800		1,286,800
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MCMANUS WILLIAM BANK OF NEW YORK TT CARLSEN MAREN ANNE FONTAINE ORIE JR		36177 0032 35002 0230 31234 0002 10166 0106		07-14-2008 08-27-2007 08-29-2005 02-28-1991		U I U I Q I Q I		I I I I		375,000 432,000 560,000 200,000		1I 1L 00 00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
														2023	1010 1010	602,700 553,500	2022	1010 1010	517,500 351,700	2021	1010 1010	512,500 339,500	
		Total										Total		1,156,200		Total		869,200		Total		852,000	
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						Appraised Bldg. Value (Card)				771,100					
0060														Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				0							
												Appraised Land Value (Bldg)				515,700							
												Special Land Value				0							
												Total Appraised Parcel Value				1,286,800							
												Valuation Method				C							
												Total Appraised Parcel Value				1,286,800							
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						
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				
2	1010	Single Family			SF		1.00000	5	1.00		1.000					0.0000		0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.73	Total Land Value					0					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	736	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			226,802
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		231,802
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	01	None	Effective Year Built		1979
Bedrooms	2		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		42
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		58
Gas Fireplaces	0		Cns Sect Rcnld		134,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation			Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	736		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

TQS
BAS
BSM

23

32

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	736	736	736	158.05	116,325	
BSM	Basement	0	736	147	31.57	23,233	
TQS	Three Quarter Story	552	736	552	118.54	87,244	
Ttl Gross Liv / Lease Area		1,288	2,208	1,435		226,802	

