

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANHEIMER DEAN L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MANHEIMER KERI			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	509,000	509,000	
4 BOWSPRIT LN				0 Medium		RES LAND	1010	527,000	527,000	
						RESIDNTL	1010	4,200	4,200	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2347 Total Acres .92 Chapter Lan		Cyclical 5 Exemption W District Res Exem					VISION
			GIS ID F_875730_2842682		Assoc Pid#	Total		1,040,200	1,040,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANHEIMER DEAN L		44486 0024	07-01-2014	Q	I	628,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SETTEL PETER B & KARIN CHRISTIANS		22316 0002	06-25-2002	Q	I	580,000	00	2023	1010	391,600	2022	1010	359,900	2021	1010	333,500
DIGAN THOMAS B		16277 0037	08-09-1998	Q	I	360,000	00		1010	626,900		1010	483,300		1010	402,800
TROY WINIFRED A		14279 0238	04-11-1996	U	I	1	1F		1010	2,800		1010	2,800		1010	2,800
								Total		1,021,300	Total		846,000	Total		739,100

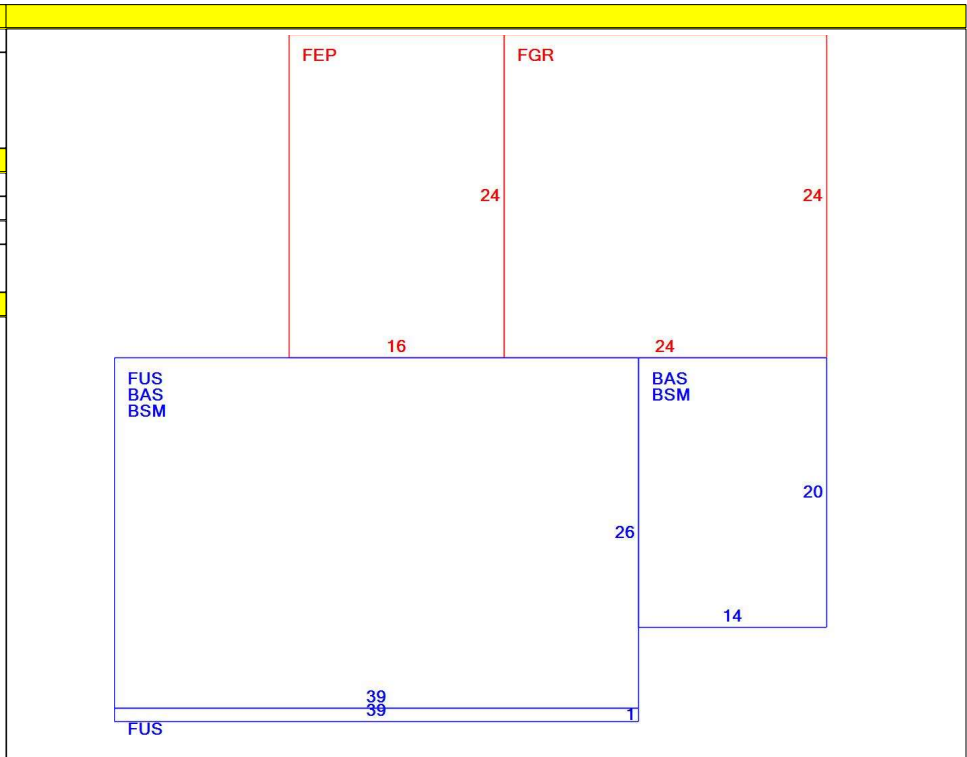
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0080														
NOTES														
										Appraised Bldg. Value (Card)		509,000		
										Appraised Xf (B) Value (Bldg)		0		
										Appraised Ob (B) Value (Bldg)		4,200		
										Appraised Land Value (Bldg)		527,000		
										Special Land Value		0		
										Total Appraised Parcel Value		1,040,200		
										Valuation Method		C		
										Total Appraised Parcel Value		1,040,200		

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
2018-121	06-19-2018	MN	Maintenance	4,785		100		TAKE DOWN 2-3 BRICK COUR		06-17-2015	SJD	9		01	Measure - No Entry
2014-248	12-30-2014	MN	Maintenance	18,000		100		STRIP & REROOF		08-01-2013	BH			00	Measure & Listed
71-2013	04-18-2013	RM	Remodel	30,000		100		REMODEL EXISTING FIINISH B		04-12-2013	VGS			20	Field Review
7	02-07-2011	MN	Maintenance	889		100		RP 1 DOOR		01-23-2008	BSB		1	00	Measure & Listed
550	11-29-2005	MN	Maintenance	2,500		100		REMOVE/REPL2GARA DRS							
12324	05-20-1992	MN	Maintenance	5,000	01-01-1993	100		ROOF							

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	0080	1.503		1.0000	13.15	527,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1294	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			613,950
Interior Floor 2			Net Other Adj		55,825
Heat Fuel	03	Gas	Replace Cost		669,776
Heat Type	05	Hot Water	Year Built		1972
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		509,000
Sq Ft Fin Bsmt	700		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1294		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
SHD1	Shed	L	144	21.00	1986	A	70	C	1.00	2,100
PTO	Patio	L	200	15.00	2000	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,294	1,294	1,294	200.25	259,117
BSM	Basement	0	1,294	259	40.08	51,863
FEP	Finished Enclosed Porch	0	384	230	119.94	46,056
FGR	Garage	0	576	230	79.96	46,056
FUS	Finished Upper Story	1,053	1,053	1,053	200.25	210,858
Ttl Gross Liv / Lease Area		2,347	4,601	3,066		613,950

