

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
MANGANO MARK	9 Steep	0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	RESIDNTL RES LAND RESIDNTL	
MANGANO JOANN		0 Septic	0 Paved	0 Average	1010	880,800	880,800			
23 FEDERAL EAGLE RD			0 Light		1010	531,400	531,400			
DUXBURY MA 02332	SUPPLEMENTAL DATA				1010	34,100	34,100	Total	1,446,300	1,446,300
Alt Prcl ID		Scnd Home		Cyclical	6					
Tax Class T		Tot Fin Area 4110		Exemption	W					
Total Acres 1.018		Chapter Lan		District	Res Exem					
GIS ID F_873276_2834724		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MANGANO MARK	LCC	133424	02-08-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
MANGANO MARK	LCC	131751	03-25-2021	Q	I	1,285,000	00	2023	1010	676,500	2022	1010	644,000	2021	1010	538,300	
BURNS ROBERT	LCC	120939	08-29-2014	Q	I	835,000	00		1010	632,000		1010	487,200		1010	385,900	
MARTIN J SCOTT & LINDA L	LCC	80383	07-17-1990	Q	I	375,000	00		1010	19,300		1010	19,300		1010	19,300	
Total								1,327,800		Total		1,150,500		Total		943,500	

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																

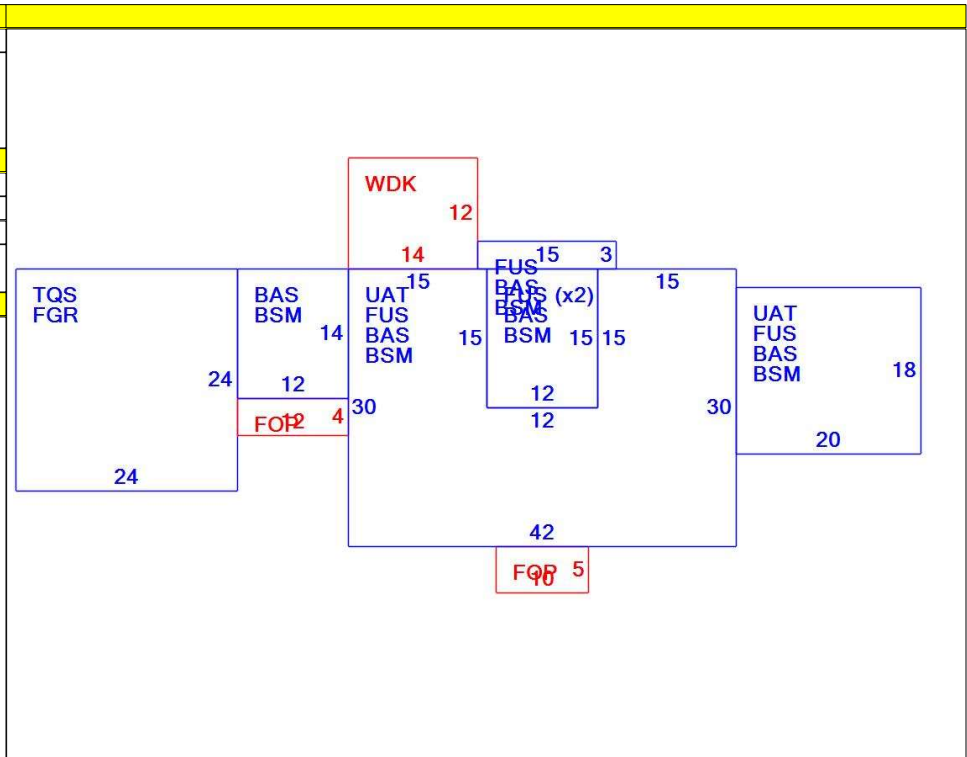
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch											
0080															

NOTES														
Total Appraised Parcel Value										1,446,300				
Valuation Method										C				
Total Appraised Parcel Value										1,446,300				

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
BPO-22-225	06-01-2022	MN	Maintenance	3,000		100	06-01-2022	PARTIAL REBUILD 42 BRICKS		05-03-2021	SJD	9	1	07	Measure - Info @ Door
QPO-20-38	05-21-2020	MN	Maintenance	20,851		100	06-25-2020	24 REPLACEMENT WINDOWS		07-07-2014	SJD	7	1	00	Measure & Listed
12853	06-28-1993	AD	Addition	12,000	09-29-1995	100		INGRD SWMG PL 18X36		04-12-2013	VGS			20	Field Review
10669	12-07-1987	NC	New Construct		09-29-1995	100		COLONIAL,ELL,ATT GAR		03-04-2008	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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	PD	Residual	0.100	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.22	5,300
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			531,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1833	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	14	Wood Shingle			S
Roof Structure	04	Hip	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	14	Carpet	Net Other Adj		990,050
Interior Floor 2	20	Laminate Wood	Replace Cost		84,080
Heat Fuel	02	Oil	Year Built		1,074,129
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	01	None	Depreciation Code		2003
Bedrooms	5		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		18
Extra Fixtures	5		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	2		Cns Sect Rcnld		880,800
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1150		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1833		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	648	64.00	1993	A	70	C	1.00	29,000
SHD1	Shed	L	128	21.00	1993	A	70	C	1.00	1,900
SHD1	Shed	L	120	21.00	2006	G	85	B	1.50	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,833	1,833	1,833	199.81	366,248
BSM	Basement	0	1,833	367	40.01	73,330
FGR	Garage	0	576	230	79.78	45,956
FOP	Open Porch	0	98	15	30.58	2,997
FUS	Finished Upper Story	1,845	1,845	1,845	199.81	368,646
TQS	Three Quarter Story	432	576	432	149.86	86,317
UAT	Unfinished Attic	0	1,440	216	29.97	43,159
WDK	Deck	0	168	17	20.22	3,397
Ttl Gross Liv / Lease Area		4,110	8,369	4,955		990,050

