

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
MANNING RICHARD J MANNING DOROTHY M PO BOX 974 DUXBURY MA 02331		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	Total	481,800		481,800		
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	178,300	178,300						
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical 7		RES LAND	1010	301,400	301,400						
		Scnd Home		Exemption		RESIDNTL	1010	2,100	2,100								
		Tax Class T		W													
		Tot Fin Area 1258		District													
		Total Acres .42		Res Exem													
		Chapter Lan		Assoc Pid#													
		GIS ID F_868561_2830212															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
MANNING RICHARD J		3537	0280	01-01-2001	U	I		0	1			Year	Code	Assessed	Year	Code	Assessed
												2023	1010	135,500	2022	1010	124,000
													1010	313,200		1010	263,100
													1010	1,400		1010	1,400
												Total	450,100	Total	388,500	Total	322,300
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)						178,300	
0050										Appraised Xf (B) Value (Bldg)						0	
										Appraised Ob (B) Value (Bldg)						2,100	
										Appraised Land Value (Bldg)						301,400	
										Special Land Value						0	
										Total Appraised Parcel Value						481,800	
										Valuation Method						C	
										Total Appraised Parcel Value						481,800	
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	
QPO-21-33	12-23-2021	MN	Maintenance	5,500	07-13-2021	100	12-23-2021	STRIP & REROOF			07-13-2021	SJT	10		01	Measure - No Entry	
BPO-21-157	04-20-2021	RM	Remodel	1,000		100	07-24-2021	In conjunction with BPO-21-97 a			05-10-2021	SJT	5		20	Field Review	
BPO-21-97	03-09-2021	MN	Maintenance	100,000		100		Replace windows and sidewall.			11-03-2020	SJT	10		20	Field Review	
11681	08-20-1990	AD	Addition	4,000	01-01-1991	100		DECK 12 X 24			04-12-2013	VGS			20	Field Review	
												02-12-2008	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	18,295 SF	16.48	1.00000	5	1.00	0050	1.000			1.0000	16.47	301,400	
Total Card Land Units					0.42	AC	Parcel Total Land Area					0.42	Total Land Value			301,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	672	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
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			253,305
Interior Floor 2			Net Other Adj		12,750
Heat Fuel	03	Gas	Replace Cost		266,055
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	03	Central	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		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	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		178,300
Sq Ft Fin Bsmt	90		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	672		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	1985	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	682	682	682	177.26	120,891
BSM	Basement	0	672	134	35.35	23,753
DCK	Deck	0	336	34	17.94	6,027
FOP	Open Porch	0	20	3	26.59	532
FUS	Finished Upper Story	576	576	576	177.26	102,102
Ttl Gross Liv / Lease Area		1,258	2,286	1,429		253,305

