

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANNING WILLIAM			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MANNING DENA			0 Septic	0 Paved	0 Average	RESIDNTL	1010	370,700	370,700	
20 WINSLOW ST				0 Light		RES LAND	1010	419,600	419,600	
DUXBURY MA 02332						RESIDNTL	1010	3,500	3,500	
SUPPLEMENTAL DATA										
Alt Prcl ID			Cyclical 7							
Scnd Home			Exemption							
Tax Class T			W							
Tot Fin Area 1478			District							
Total Acres .13			Res Exem							
Chapter Lan										
GIS ID F_871728_2832242			Assoc Pid#							
						Total		793,800	793,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANNING WILLIAM	35396	0247	12-13-2007	Q	I	385,000	00	Year	Code	Assessed	Year	Code	Assessed
FITZGERALD BRENDAN J	18329	0028	03-06-2000	Q	I	243,000	00	2023	1010	283,800	2022	1010	260,300
BEAL MICHAEL D	14426	0107	06-10-1996	Q	I	166,286	00		1010	311,000		1010	275,600
WHITE JOEL D TRS	14005	0345	12-06-1995	U	V	40,000	1		1010	2,300		1010	2,300
						Total		597,100	Total	538,200	Total	390,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

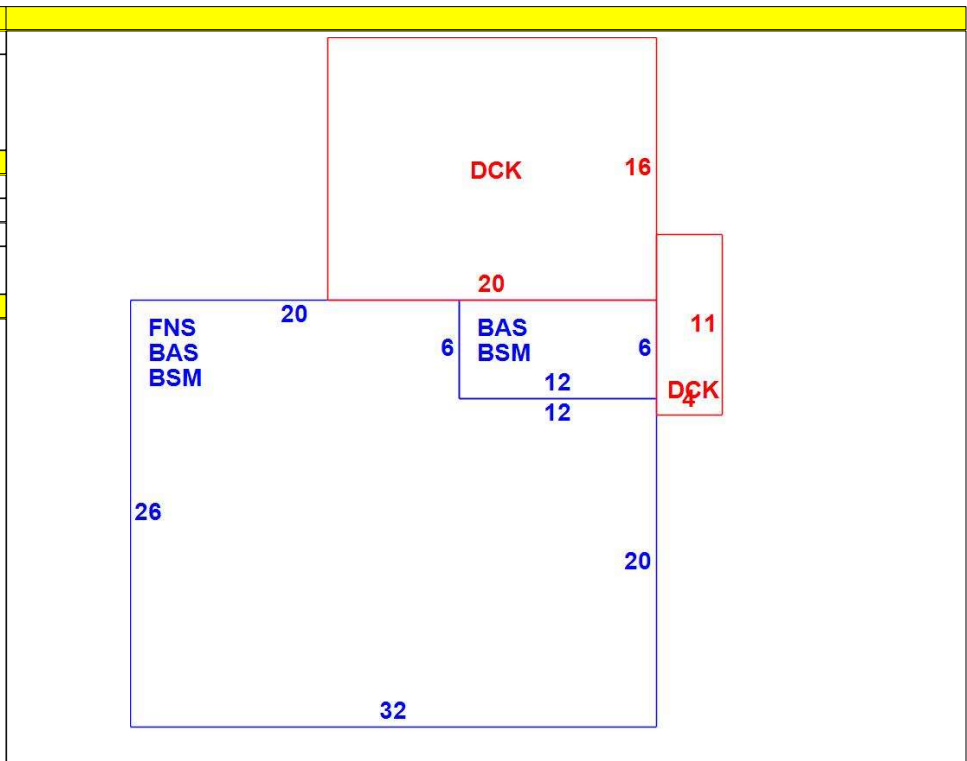
NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)	370,700			
Appraised Xf (B) Value (Bldg)	0			
Appraised Ob (B) Value (Bldg)	3,500			
Appraised Land Value (Bldg)	419,600			
Special Land Value	0			
Total Appraised Parcel Value	793,800			
Valuation Method	C			
Total Appraised Parcel Value	793,800			

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
BPO-20-235	11-17-2020	RM	Remodel	15,000	04-08-2021	100	12-02-2020	Remodel kitchen and removal of		04-08-2021	SJT	5		12	Property Est. - No Access
13935	12-27-1995	NC	New Construct	81,000	12-21-1996	100		26X32 2 STY 12X18 DK		11-04-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										02-19-2008	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	5,663 SF	40.72	1.00000	5	1.00	0040	1.820		1.0000	74.10	419,600
Total Card Land Units					0.13 AC	Parcel Total Land Area					0.13	Total Land Value			419,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	832	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			411,006
Interior Floor 2			Net Other Adj		30,305
Heat Fuel	02	Oil	Replace Cost		441,312
Heat Type	05	Hot Water	Year Built		1995
AC Type	01	None	Effective Year Built		2005
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		16
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnld		370,700
Sq Ft Fin Bsmt	384		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	832		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
PTO	Patio	L	330	15.00	2000	A	70	C	1.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	239.24	199,044
BSM	Basement	0	832	166	47.73	39,713
DCK	Deck	0	364	36	23.66	8,612
FNS	Finished 90% Story	684	760	684	215.31	163,637
Ttl Gross Liv / Lease Area		1,516	2,788	1,718		411,006

