

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANNING KEVIN T			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905
MANNING KATINA V			0 No Sewer	0 Paved	0 Average	RESIDNTL	0130	174,045	174,045	
PO BOX 2581				0 Heavy		RES LAND	0130	124,845	124,845	DUXBURY, MA
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	0130	2,337	2,337	
DUXBURY MA 02331			Alt Prcl ID	Cyclical	50	COMMERC.	0310	250,455	250,455	<b>VISION</b>
			Scnd Hom	Exemption		COM LAND	0310	179,655	179,655	
			Tax Class T	W		COMMERC.	0310	3,363	3,363	
			Tot Fin Are 3723	District						
			Total Acres .37	Res Exem						
			Chapter La							
			GIS ID F_878555_2844081	Assoc Pid#						
						Total		734,700	734,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANNING KEVIN T		11121 0144	07-16-1992	U	I	212,000	1L	Year	Code	Assessed	Year	Code	Assessed
								2023	0130	132,676	2022	0130	132,676
									0130	160,925		0130	125,788
									0130	1,435		0130	1,435
									0310	190,924		0310	190,924
									0310	224,575		0310	224,575
								Total		719,600	Total		633,900
								Total			Total		680,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES									
WELLNESS OFFICES & CHIROPRACTIC OFFICE - 1ST FLOOR RESIDENTIAL APARTMENT ON 2ND FLOOR.									

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
										01-18-2023	SJT	10		00	Measure & Listed
										05-13-2014	DG			00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										05-04-1999	CMS		1	00	Measure & Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
1	0310	Pri Comm	RC	Primary	16,117 SF	18.89	1.00000	C	1.00	1070	1.000	CHG IN USE 105/034		18.89	304,500
Total Card Land Units					0.37 AC	Parcel Total Land Area: 0.37					Total Land Value 304,500				

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	68	Res Typ Comm							
Model	94	Commercial							
Grade	04	Above Ave							
Stories	2								
Occupancy	3.00								
Exterior Wall 1	25	Vinyl Siding							
Exterior Wall 2	11	Clapboard							
Roof Structure	03	Gable							
Roof Cover	03	Asphalt							
Interior Wall 1	03	Plaster							
Interior Wall 2									
Interior Floor 1	14	Carpet							
Interior Floor 2									
Heating Fuel	03	Gas							
Heating Type	05	Hot Water							
AC Type	06	Partial							
Use Type	4	Of/Md/Bnk/Gt							
Bldg Use	0310	Pri Comm							
Total Rooms	0								
Total Baths	0								
SF Finish Bsmt									
Lighting	03	Average							
Class	D	Class D							
Heat/AC	03	Average							
Pct Heated	0								
Baths/Plumbing	02	Average							
Ceiling/Wall	06	Ceil & Walls							
Rooms/Prtns	02	Average							
Wall Height	8.00								
Base Floor	1.00								
1st Floor Use									
RCN					653,128				
Year Built					1880				
Effective Year Built					1986				
Depreciation Code					A				
Remodel Rating									
Year Remodeled									
Depreciation %					35				
Functional Obsol									
External Obsol									
Trend Factor					1.000				
Condition									
Condition %									
Percent Good					65				
Cns Sect Rcnld					424,500				
Dep % Ovr									
Dep Ovr Comment									
Misc Imp Ovr									
Misc Imp Ovr Comment									
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	2,000	4.00	1980	A	70	C	1.00	5,600
SGN1	SIGN-1 SD W/	L	1	102.00	2014	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
BAS	First Floor	2,296	2,296	2,296	159.53	366,288		
BSM	Basement	0	864	173	31.94	27,599		
CRL	Crawl Space	0	1,376	0	0.00	0		
FOP	Open Porch	0	32	5	24.93	798		
FUS	Finished Upper Story	1,620	1,620	1,620	159.53	258,443		
Ttl Gross Liv / Lease Area		3,916	6,188	4,094		653,128		

