

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MANLEY JOHN R			0 Water	0 Two-Way	0 Good	Description	Code	Appraised	Assessed
MANLEY PAMELA K			0 Septic	0 Paved	0 Good	RESIDNTL	1010	715,700	715,700
153 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1010	1,360,700	1,360,700	
DUXBURY MA 02332		Alt Prcl ID	Cyclical Exemption W		8	RESIDNTL	1010	146,900	146,900
		Scnd Home	District Res Exem						
		Tax Class T	Assoc Pid#						
		Tot Fin Area 3679							
		Total Acres .55							
		Chapter Lan							
		GIS ID F_883347_2843528							
						Total	2,223,300	2,223,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANLEY JOHN R		50364 0278	10-03-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MANLEY JOHN R & PAMELA K (3/5 INT)		38723 0095	07-13-2010	Q	I	890,000	00	2023	1010	532,500	2022	1010	443,000
KIRWAN LAWRENCE T		12773 0072	03-31-1994	Q	I	400,000	00		1010	1,252,800		1010	826,300
									1010	117,800		1010	117,800
								Total	1,903,100	Total	1,387,100	Total	1,229,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0130					Appraised Bldg. Value (Card)			715,700
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			146,900
					Appraised Land Value (Bldg)			1,360,700
					Special Land Value			0
					Total Appraised Parcel Value			2,223,300
					Valuation Method			C
					Total Appraised Parcel Value			2,223,300

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
QPO-22-12	01-26-2022	MN	Maintenance	25,000		100	01-26-2022	RPLC 10 WINDOWS/8 SQ SIDI		07-02-2019	SJT	5		12	Property Est. - No Access
BPO-20-212	09-21-2020	RM	Remodel	50,000		100		Renovate master bedroom, bath		04-12-2013	VGS			20	Field Review
BP-19-149	05-20-2019	MS		80,000		100	07-02-2019	OUTDOOR PATIO 760' AND CO		12-03-2010	KP		1	00	Measure & Listed
2018-106	06-04-2018	MN	Maintenance	20,000		100		REPLACE 7' SIDING AND MISC							
2017-52	02-16-2017	RM	Remodel	28,500	06-10-2020	100	03-31-2017	REMODEL KITCHEN & LIVING							
2013-145	08-12-2013	MN	Maintenance	11,900		100		STRIP & REROOF 35 SQUARE							
14890	04-16-1998	NC	New Construct	15,000	05-07-1999	100		12"DIAMETER GAZEBO							

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	23,958 SF	13.33	1.00000	5	1.00	0130	4.259			1.0000	56.80	1,360,700
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value				1,360,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		962,398
Heat Type	04	Forced Air-Duc	Replace Cost		31,680
AC Type	03	Central	Year Built		994,078
Bedrooms	5		Effective Year Built		1935
Full Baths	4		Depreciation Code		1993
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	10		Depreciation %		28
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		72
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		715,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1512		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	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	140	21.00	1994	A	70	C	1.00	2,100
GAZ	Gazebo	L	168	56.00	1998	A	70	C	1.00	6,600
GNR	GENERATOR	L	1	12400.00	2019	E	100	B	1.50	18,600
PTO	Patio	L	760	15.00	2019	E	100	B	1.50	17,100
PVLN	Pavilion	L	440	233.00	2019	E	100	C	1.00	102,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,089	2,089	2,089	224.91	469,841
BSM	Basement	0	1,512	302	44.92	67,923
FGR	Garage	0	744	298	90.09	67,024
FHS	Finished Half Story	204	408	204	112.46	45,882
TQS	Three Quarter Story	1,386	1,848	1,386	168.68	311,728
Ttl Gross Liv / Lease Area		3,679	6,601	4,279		962,398

