

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
MANK DEANNA		0	Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
MANK RICHARD		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,778,800	1,778,800	
294 KING CAESAR RD				0 Medium		RES LAND	1010	1,758,600	1,758,600	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	60,700	60,700	
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			8					
	Scnd Home	District Res Exem								
	Tax Class T	Assoc Pid#								
	Tot Fin Area 4746									
	Total Acres .853									
	Chapter Lan									
	GIS ID F_885284_2842148									
						Total		3,598,100	3,598,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANK DEANNA	56819	199	05-18-2022	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
MANK DEANNA	56384	216	01-31-2022	Q	I	4,200,000	00	2023	1010	905,200	2022	1010	749,300
FRITZ ERICH	39460	0130	12-24-2010	Q	I	825,000	00		1010	2,082,600		1010	889,000
VALIANDO PETER	39004	0333	09-22-2010	U	I	1	1F		1010	46,300		1010	74,500
VALIANDO PETER	37665	0164	08-28-2009	Q	I	925,000	00	Total		3,034,100	Total		1,712,800
								Total			Total		1,517,100

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 1,778,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			Batch

NOTES													
										Appraised Land Value (Bldg) 1,758,600			
										Special Land Value 0			
										Total Appraised Parcel Value 3,598,100			
										Valuation Method C			
										Total Appraised Parcel Value 3,598,100			

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
2017-187	06-12-2017	RM	Remodel	17,500	07-30-2018	100		REMODEL 26' X 26' GARAGE M		05-09-2022	SJD	9	1	00	Measure & Listed
2013-203	08-16-2013	NC	New Construct	44,700	04-27-2016	100		CONSTRUCT A DETACHED GA		07-30-2018	JLF	5		30	Quality Control
187	07-24-2012	NC	New Construct	8,000	06-30-2013	100		INSTALL A 26X26' FOUNDATIO		04-27-2016	JLF	5		01	Measure - No Entry
155	06-13-2012	NC	New Construct	600,000	06-30-2012	100		SN FAM 1ST 2273 FT,2ND 1684		05-12-2015	JLF	5		30	Quality Control
154	06-13-2012	NC	New Construct	22,500	06-30-2012	100		INSTALL A FOUNDATION FOR		06-06-2014	JLF	5	1	00	Measure & Listed
153	06-13-2012	DM	Demolish	12,500	06-30-2012	100		DEMO EXISTING DWELLING		06-03-2014	JLF	5		01	Measure - No Entry
12980	10-22-1993	RM	Remodel	18,000	01-01-1994	100		ADD ENLG KIT/BR/OFF		08-07-2013	BH			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	RC	Primary	37,200 SF	9.25	1.00000	5	1.00	0130	4.259		V120	1.2000	47.27	
Total Card Land Units					0.85	AC	Parcel Total Land Area					0.85	Total Land Value			1,758,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,781,114
Interior Floor 2			Replace Cost		66,000
Heat Fuel	03	Gas	Year Built		1,847,115
Heat Type	04	Forced Air-Duc	Effective Year Built		2012
AC Type	03	Central	Depreciation Code		2012
Bedrooms	3		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		91
Extra Openings	1		Cns Sect Rcnd		1,680,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
FGR1	Garage - 1 Sto	L	784	52.00	2015	G	85	B	1.50	52,000
GNR	GENERATOR	L	1	12400.00	2012	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,386	2,386	2,386	362.75	865,527
BSM	Basement	0	2,386	477	72.52	173,033
CTH	Cathedral Ceiling	0	192	19	35.90	6,892
FOP	Open Porch	0	131	20	55.38	7,255
FUS	Finished Upper Story	1,684	1,684	1,684	362.75	610,875
PTO	Patio	0	336	17	18.35	6,167
UAT	Unfinished Attic	0	1,656	248	54.33	89,963
WDK	Deck	0	585	59	36.59	21,402
Ttl Gross Liv / Lease Area		4,070	9,356	4,910		1,781,114





