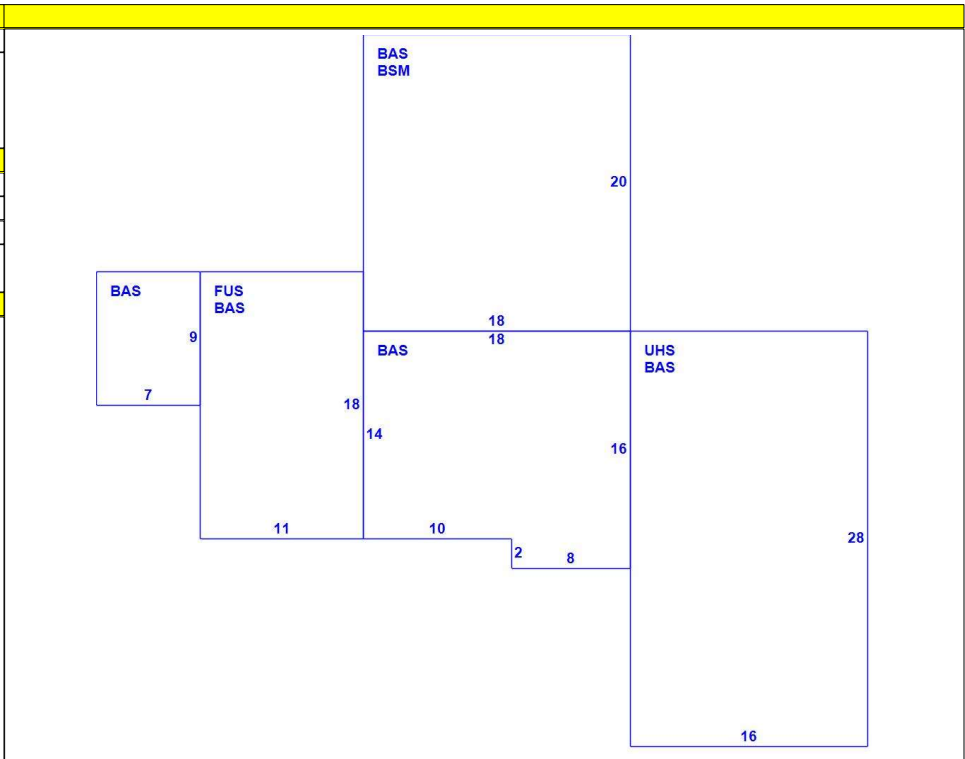


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MANNING KEVIN T 120 SURPLUS ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	182,700	182,700									
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	726,500	726,500									
		Alt Prcl ID		Cyclical		5		RESIDNTL	1010	32,900	32,900									
		Scnd Home		Exemption				Total		942,100	942,100									
		Tax Class T		District		Res Exem														
		Total Acres 1.412		Assoc Pid#																
		Chapter Lan																		
		GIS ID F_877246_2838606																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MANNING KEVIN T				56244	173	12-29-2021	U	I	950,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DIBONA CHRISTOHPER D				51160	150	05-29-2019	Q	I	720,000		00	2023	1010	181,400	2022	1010	163,400	2021	1010	163,100
JRM INVESTMENT REALTY 2010 LLC				47683	0279	11-01-2016	U	I	1,050,000		1V		1010	755,600		1010	675,600		1010	637,800
NASH JONATHAN BREWSTER				41578	0169	06-28-2012	U	I	1		1A		1010	19,500		1010	19,500		1010	19,500
NASH JONATHAN BREWSTER				21192	0117	12-21-2001	U	V	450,000		1A	Total		956,500	Total		858,500	Total		820,400
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)				182,700						
0094										Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				32,900						
										Appraised Land Value (Bldg)				726,500						
										Special Land Value				0						
										Total Appraised Parcel Value				942,100						
										Valuation Method				C						
										Total Appraised Parcel Value				942,100						
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			
84	07-20-2009	MN	Maintenance	7,700		100		REROOF				08-20-2020	SJT	0		20	Field Review			
												01-31-2020	SJT	0		00	Measure & Listed			
												04-12-2013	VGS			20	Field Review			
												10-11-2012	KP	6		30	Quality Control			
												06-06-2008	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	40,000	SF 8.75	1.00000	5	1.00	0094	1.978			1.0000		17.31	692,300			
1	1010	Single Family	RC	Residual	0.494	AC 35,000.00	1.00000	5	1.00	0094	1.978			1.0000		1.59	34,200			
Total Card Land Units					1.41	AC	Parcel Total Land Area				1.41			Total Land Value		726,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	360	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	224.00	Full
Stories	1.5				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2	09	Pine/Soft Wood	Net Other Adj		259,156
Heat Fuel	02	Oil	Replace Cost		272,656
Heat Type	04	Forced Air-Duc	Year Built		1736
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		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	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		182,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	360		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
BRN5	Barn - 2 Story	L	775	69.00	1980	F	55	C	1.00	29,400
SHD1	Shed	L	240	21.00	2010	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	1,337	1,337	1,337	150.76	201,566
BSM	Basement	0	360	72	30.15	10,855
FUS	Finished Upper Story	198	198	198	150.76	29,850
UHS	Unfinished Half Story	0	448	112	37.69	16,885
Ttl Gross Liv / Lease Area		1,535	2,343	1,719		259,156

