

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANN DOUGLAS R			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
MANN MARGARET NESTOR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	387,400	387,400	
2 PORTER TER		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	580,300	580,300		
W ROXBURY MA 02132		Alt Prcl ID	500493	Cyclical	9	RESIDNTL	1010	70,600	70,600	
		Scnd Home		Exemption		Total		1,038,300	1,038,300	
		Tax Class	T	W						
		Tot Fin Area	2304	District						
		Total Acres	2.068	Res Exem						
		Chapter Lan		Assoc Pid#						
		GIS ID	F_878818_2837537							

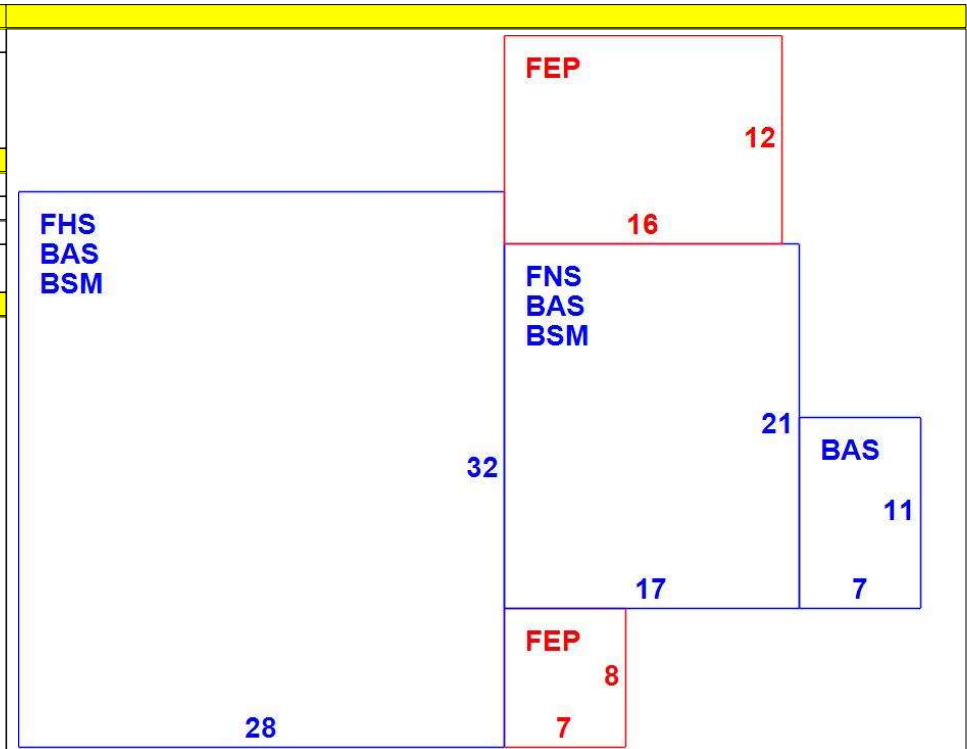
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANN DOUGLAS R	15044	0036	03-21-1997	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NOEL VICTOR A JR	14857	0341	12-19-1996	U	I	1	1F	2023	1010	288,800	2022	1010	240,700	2021	1010	235,400
									1010	694,800		1010	536,400		1010	447,000
									1010	43,700		1010	43,700		1010	44,600
Total								1,027,300		Total		820,800		Total		727,000

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)					387,400		
0080											Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					70,600			
										Appraised Land Value (Bldg)					580,300			
										Special Land Value					0			
										Total Appraised Parcel Value					1,038,300			
										Valuation Method					C			
										Total Appraised Parcel Value					1,038,300			

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-21-23	09-27-2021	MN	Maintenance	3,100		100	10-18-2021	Weatherization and air sealing.		03-09-2021	SJT	5		01	Measure - No Entry
BPO-20-11	05-18-2020	BP	Bldg Permit	58,737	03-09-2021	100	07-29-2020	ENLARGE DECK TO 12/16 AND		04-07-2014	JLF		1	00	Measure & Listed
2017-221	10-25-2017	MN	Maintenance	12,990		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
										08-08-2008	BSB			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	40,000	SF	8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	1.150	AC	35,000.00	0.89565	5	1.00	0080	1.503		1.0000	1.08	54,200
Total Card Land Units					2.07	AC	Parcel Total Land Area					2.07	Total Land Value			580,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1281	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.65		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B		
Roof Structure	03	Gable	S		
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	09	Pine/Soft Wood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2	12	Hardwood	Net Other Adj		510,469
Heat Fuel	02	Oil	Replace Cost		20,150
Heat Type	05	Hot Water	Year Built		530,618
AC Type	01	None	Effective Year Built		1946
Bedrooms	4		Depreciation Code		1994
Full Baths	2		Remodel Rating		G
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		387,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1281		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
SPL1	Ing Pool - Ave	L	1,064	64.00	1985	A	70	C	1.00	47,700
FGR1	Garage - 1 Sto	L	630	52.00	1985	A	70	C	1.00	22,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,330	1,330	1,330	204.27	271,678
BSM	Basement	0	1,253	251	40.92	51,272
FEP	Finished Enclosed Porch	0	248	149	122.73	30,436
FHS	Finished Half Story	448	896	448	102.13	91,513
FNS	Finished 90% Story	321	357	321	183.67	65,570
Ttl Gross Liv / Lease Area		2,099	4,084	2,499		510,469

