

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MANNING KATINA V		0	Water	0	Two-Way	0	Average	Description	Code			Appraised	Assessed			
MANNING KEVIN T		0	Septic	0	Paved	0	Average	RESIDNTL	1010			1,192,200	1,192,200			
178 ST GEORGE ST				0	Medium			RES LAND	1010			535,600	535,600			
SUPPLEMENTAL DATA								RESIDNTL	1010	2,500	2,500					
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4562 Total Acres 1.098 Chapter Lan GIS ID F_879105_2838476		Cyclical 9 Exemption W District Res Exem Assoc Pid#				Total		1,730,300	1,730,300				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANNING KATINA V		38931 0270	09-02-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANNING KEVIN T		12657 0284	02-11-1994	Q	I	190,000	00	2023	1010	899,800	2022	1010	820,800	2021	1010	665,900
									1010	637,000		1010	491,100		1010	409,200
									1010	1,600		1010	1,600		1010	1,600
								Total		1,538,400	Total		1,313,500	Total		1,076,700
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0080																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
13968	03-05-1996	NC	New Construct		05-05-1998	100		26X30 ATT GAR,PORCH	04-12-2013	VGS			20	Field Review		
13467	10-25-1994	NC	New Construct	246,000	05-05-1998	100		32X42 2ST W/ATT GAR	05-20-2008	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	0080	1.503			1.0002	526,100	
1	1010	Single Family	RC	Residual	0.180	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	9,500	
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			535,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

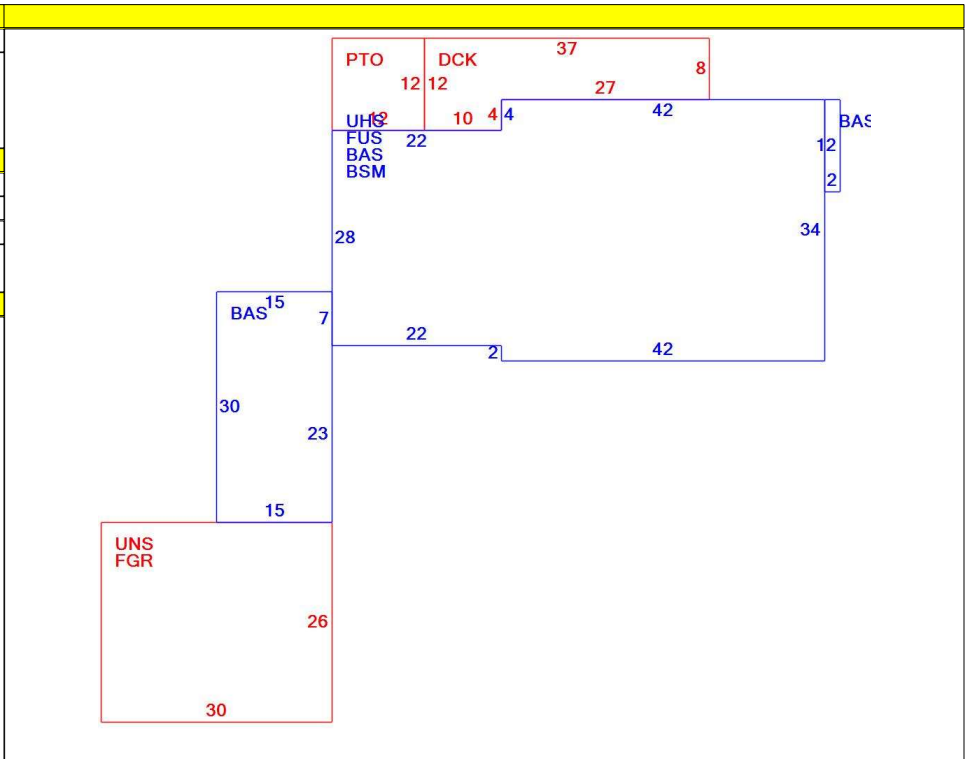
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2044	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	1724.0	Full
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	11	Clapboard	C Ownr		
Exterior Wall 2			B S		
Roof Structure	03	Gable	Adjust Type		
Roof Cover	10	Wood Shingle	Code	Description	Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		
Heat Fuel	03	Gas	35,175		
Heat Type	04	Forced Air-Duc	Replace Cost		
AC Type	03	Central	1,370,392		
Bedrooms	4		Year Built		
Full Baths	2		1995		
Half Baths	1		Effective Year Built		
Extra Fixtures	2		2008		
Total Rooms	10		Depreciation Code		
Bath Style	02	Average	G		
Kitchen Style	02	Average	Remodel Rating		
Extra Kitchens	0		13		
Fireplaces	2		Year Remodeled		
Extra Openings	0		Depreciation %		
Gas Fireplaces	0		Functional Obsol		
Sq Ft Fin Bsmt	0		External Obsol		
FBM Quality			Trend Factor		
Foundation	06	Poured Conc	1.000		
Bsmt Garage	0		Condition		
Bsmt Area	2044		Condition %		
			Percent Good		
			87		
			Cns Sect Rcnld		
			1,192,200		
			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	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	168	21.00	2000	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,518	2,518	2,518	215.85	543,498
BSM	Basement	0	2,044	409	43.19	88,281
DCK	Deck	0	336	34	21.84	7,339
FGR	Garage	0	780	312	86.34	67,344
FUS	Finished Upper Story	2,044	2,044	2,044	215.85	441,187
PTO	Patio	0	144	7	10.49	1,511
UHS	Unfinished Half Story	0	2,044	511	53.96	110,297
UNS	Unfin 90% Story	0	780	351	97.13	75,762
Ttl Gross Liv / Lease Area		4,562	10,690	6,186		1,335,219



120 SURPLUS ST

