

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MANNING RICHARD J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MANNING CHRISTINE			0 Septic	0 Paved	0 Average	RESIDENTL	1010	502,200	502,200	
52 FOREST ST				0 Light		RES LAND	1010	350,000	350,000	<b>VISION</b>
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332			Alt Prcl ID	Cyclical	1					
			Scnd Home	Exemption						
			Tax Class T	W						
			Tot Fin Area 2352	District						
			Total Acres .918	Res Exem						
			Chapter Lan							
			GIS ID F_860117_2858613	Assoc Pid#						
						Total		852,200	852,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANNING RICHARD J		11223 0196	08-31-1992	Q	I	229,900	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	380,100	2022	1010	347,000
									1010	364,000		1010	300,000
								Total		744,100	Total		647,000
									Total		Total		570,900

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

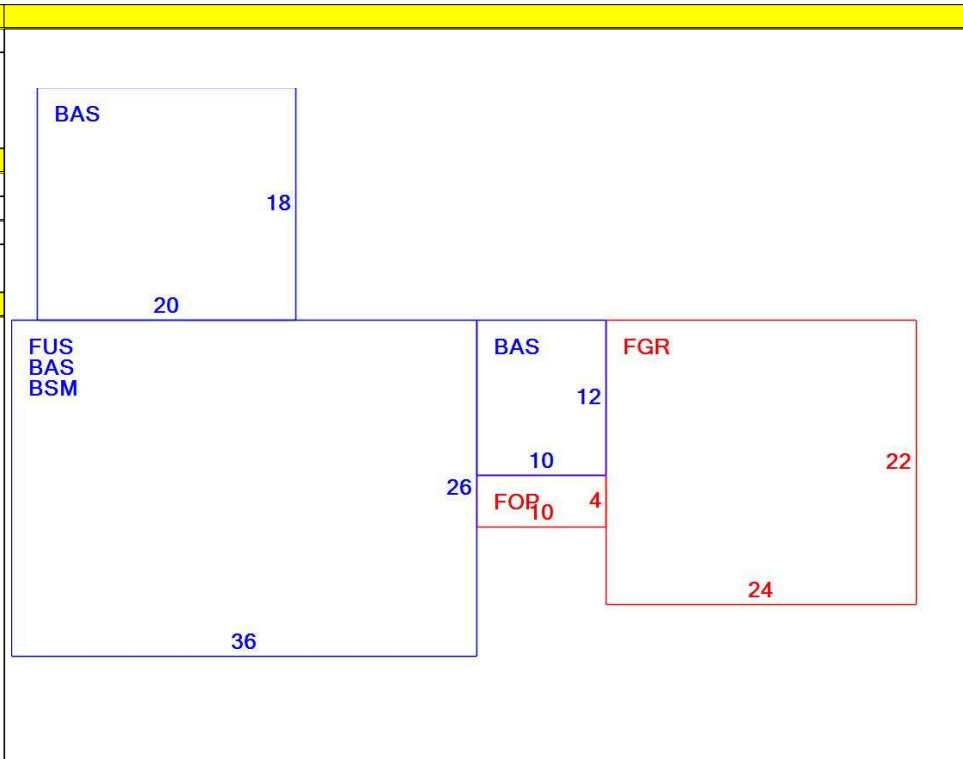
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			502,200
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			350,000
Special Land Value			0
Total Appraised Parcel Value			852,200
Valuation Method			C
Total Appraised Parcel Value			852,200

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
2016-180	09-12-2016	MN	Maintenance	17,030		100		STRIP & REROOF 24 SQUARE	09-18-2018	SJD			20	Field Review
254	11-29-2010	AD	Addition	36,000	08-17-2011	100		20X18 FMRM ADD	04-12-2013	VGS			20	Field Review
12251	03-24-1992	NC	New Construct	111,000	01-01-1993	100		2-STY COL 26X36'WB&G	08-17-2011	KP		1	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	0050	1.000	VACANT LOT 010190		1.0000	8.75	350,000
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		570,778
Interior Floor 2			Replace Cost		20,010
Heat Fuel	02	Oil	Year Built		590,787
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	01	None	Depreciation Code		2006
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		15
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		502,200
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	936		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	207.10	293,259
BSM	Basement	0	936	187	41.38	38,728
FGR	Garage	0	528	211	82.76	43,699
FOP	Open Porch	0	40	6	31.07	1,243
FUS	Finished Upper Story	936	936	936	207.10	193,849
Ttl Gross Liv / Lease Area		2,352	3,856	2,756		570,778



52 FOREST ST

