

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
MANGANELLO MARK L MANGANELLO ERIN N 115 BAYRIDGE LN DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		834,000	834,000
		SUPPLEMENTAL DATA		Cyclical Exemption W		7		RES LAND	1010		483,800	483,800
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2060 Total Acres .9 Chapter Lan GIS ID F_875224_2834633		District Res Exem				RESIDNTL	1010	1,500	1,500			
								Total		1,319,300	1,319,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANGANELLO MARK L	LCC	131248	12-11-2020	U	I	650,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GATELY CATHERINE HELEN TT	35372	0251	12-07-2007	U	I	1	1F	2023	1010	629,800	2022	1010	293,700	2021	1010	216,600
GATELY CATHERINE H	34940	0045	08-10-2007	U	I	497,500	1		1010	472,800		1010	399,500		1010	307,200
									1010	1,000		1010	1,000		1010	1,000
								Total		1,103,600	Total		694,200	Total		524,800

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							
0070											
NOTES											
<p>Appraised Bldg. Value (Card) 834,000</p> <p>Appraised Xf (B) Value (Bldg) 0</p> <p>Appraised Ob (B) Value (Bldg) 1,500</p> <p>Appraised Land Value (Bldg) 483,800</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,319,300</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,319,300</p>											

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	
BPO-20-374	02-24-2021	RM	Remodel	250,000	06-10-2021	100		Remodel of existing dwelling incl	03-01-2022	SJT	5		21	Field Review + GIS	
BPO-20-373	01-25-2021	DM	Demolish	10,000	03-31-2021	100		Demo existing 22x22 attached ga	06-10-2021	SJT	5		20	Field Review	
BPO-20-382	01-05-2021	DM	Demolish	1,000	03-31-2021	100		Interior demolition only.	03-31-2021	SJT	5		05	Measure - Under Construct	
14865	03-27-1998	RM	Remodel	6,000		100		8X15 BRZWY TO LIVSPC	09-17-2018	SJD			20	Field Review	
11115	02-06-1989	AD	Addition			100		FULL FRONT SHED DOR	04-12-2013	VGS			20	Field Review	
									03-13-2013	AO	6	6	30	Quality Control	
									11-27-2006	KP		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	39,204	SF 8.89	1.00000	5	1.00	0070	1.389		1.0000	12.34	483,800
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value		483,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	884	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			911,476
Interior Floor 2			Net Other Adj		25,550
Heat Fuel	03	Gas	Replace Cost		937,027
Heat Type	04	Forced Air-Duc	Year Built		1951
AC Type	01	None	Effective Year Built		2010
Bedrooms	4		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		11
Total Rooms	11		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnd		834,000
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	884		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	100	21.00	2000	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,660	1,660	1,660	226.91	376,662
BSM	Basement	0	884	177	45.43	40,162
FGR	Garage	0	576	230	90.60	52,188
FOP	Open Porch	0	40	6	34.04	1,361
FUS	Finished Upper Story	1,934	1,934	1,934	226.91	438,834
PTO	Patio	0	196	10	11.58	2,269
Ttl Gross Liv / Lease Area		3,594	5,290	4,017		911,476

