

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MANNING KEVIN & KATINA TT KDR REALTY TRUST PO BOX 2581 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0112	429,182	429,182	
				0	Heavy			RES LAND	0112	322,830	322,830	
SUPPLEMENTAL DATA												
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 11442 Total Acres .503 Chapter La GIS ID F_877939_2834581					Cyclical 90 Exemption W District Res Exem Assoc Pid#		RESIDNTL	0112	9,758	9,758	905 DUXBURY, MA VISION	
							COMMERC.	0322	833,118	833,118		
							COM LAND	0322	626,670	626,670		
							COMMERC.	0322	18,942	18,942		
							Total			2,240,500	2,240,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANNING KEVIN & KATINA TT		17935 9	10-07-1999	Q	I	840,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	0112	336,872	2022	0112	336,872
									0112	289,612		0112	289,612
									0112	4,182		0112	4,182
									0322	653,928		0322	653,928
								Total		1,854,900	Total		1,854,900
								Total			Total		1,346,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
1090			

NOTES			
PERIMETER - 263 1-EMPIRE CLEANERS,2-DUXBURY INS/COLLEEN MAIMARION CPA,3-CHESTNUT ST GRILLE, 4-THE DELI,5-CREATIVE CONCEPTS, 6-HALLS CORNER STORE 5-1BDRM APTS			

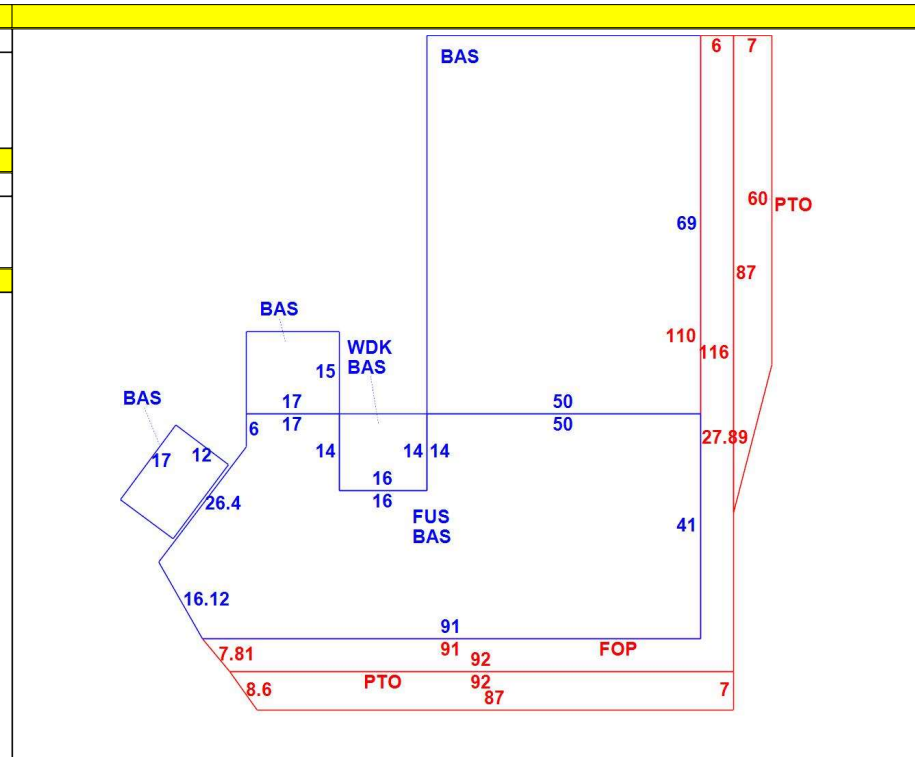
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
142	11-10-2008	MN	Maintenance	4,000		100		ROOF 24 SQUARES	04-11-2023	SJD	7		01	Measure - No Entry
68	03-23-2007	MN	Maintenance	10,000		100		REPAIR DAMAGE	05-21-2014	DG			00	Measure & Listed
50	06-01-2006	MN	Maintenance	5,000		100		RPLC 17 WINDOWS	04-12-2013	VGS			20	Field Review
2000370	09-22-2000	RM	Remodel	600		100		QUARRY TILE FLR	07-01-1996	BB			70	Prior Inspection
20000255	06-23-2000	MN	Maintenance	6,700		100		REPLACE WINDOWS						
19990472	10-14-1999	MN	Maintenance	1,000		100		REPAIR&REPLACE WALL						
14414	03-18-1997	NC	New Construct			100		10X10 MOUNTED SIGN						

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	0322	Store/Shop	NB	Primary	21,939 SF	17.31	1.00000	C	1.00	1090	1.000			0	17.31	949,500	
Total Card Land Units					0.50	AC	Parcel Total Land Area: 0.50					Total Land Value					949,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	80	Stores/Apt Com			
Model	94	Commercial			
Grade	06	Good			
Stories	2				
Occupancy	11.00				
Exterior Wall 1	19	Brick Veneer			
Exterior Wall 2	15	Concr/Cinder			
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc			
AC Type	03	Central			
Use Type	2	Retail			
Bldg Use	0322	Store/Shop			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting Class	03	Average			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
0322	Store/Shop	66
0112	Apt Over 8	34
		0

COST / MARKET VALUATION	
RCN	1,937,964
Year Built	1936
Effective Year Built	1986
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	65
Cns Sect Rcnd	1,259,700
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	% Good	Grade	Grade Adj	Appr. Value
PAV1	Paving - Asphal	L	10,000	4.00	1975	A	70	C	1.00	28,000
SPR2	Sprinklers - Wet	B	627	6.35	1988	A	65	C	0.00	2,600
SHD1	Shed	L	48	21.00	2010	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value	
BAS	First Floor	7,648	7,648	7,648	169.61	1,297,177	
FOP	Open Porch	0	1,227	184	25.43	31,208	
FUS	Finished Upper Story	3,515	3,515	3,515	169.61	596,179	
PTO	Patio	0	1,142	57	8.47	9,668	
WDK	Deck	0	224	22	16.66	3,731	
Ttl Gross Liv / Lease Area		11,163	13,756	11,426		1,937,963	

