

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
MANLY DAVID W J		8 Sloping	0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
MANLY MARCIA S			0 Septic	0 Paved	0 Average	RESIDNTL	1010	604,600	604,600	
39 ARROWHEAD RD		SUPPLEMENTAL DATA			RES LAND	1010	471,600	471,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2356 Total Acres 0.964 Chapter Lan GIS ID F_873986_2833496			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	11,100	11,100	
						Total		1,087,300	1,087,300	

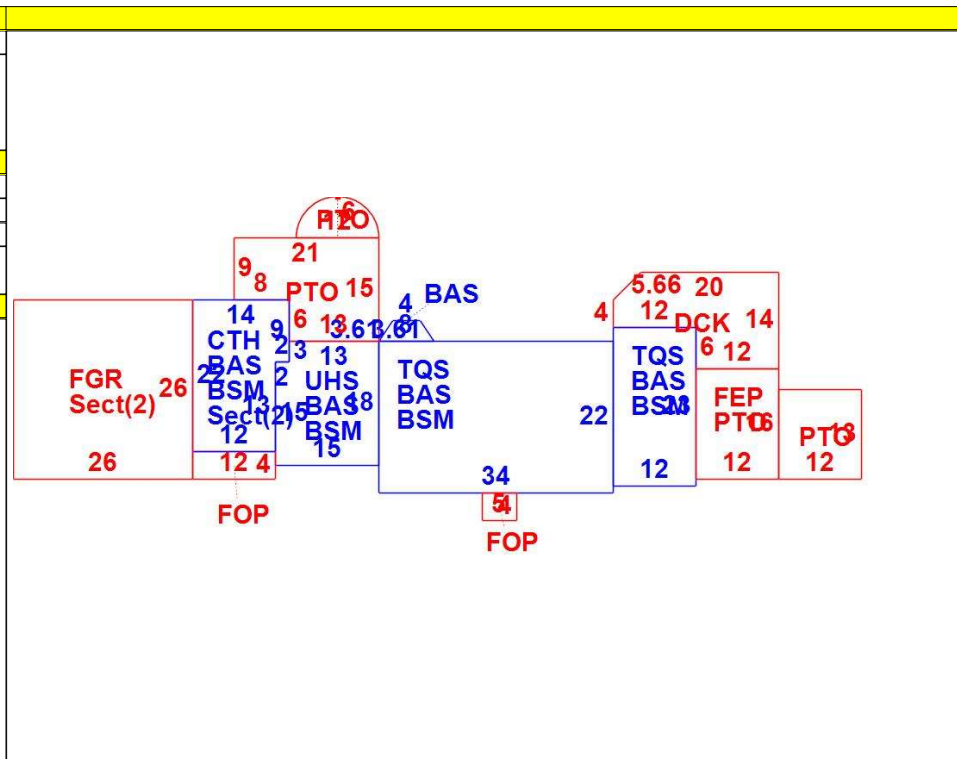
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANLY DAVID W J		8436 66	05-06-1988	Q	I	225,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	369,100	2022	1010	296,000
									1010	506,100		1010	323,900
									1010	1,600		1010	1,600
								Total		876,800	Total		621,500
								Total			Total		608,700

EXEMPTIONS			OTHER ASSESSMENTS					APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 604,600				
									Appraised Xf (B) Value (Bldg) 0				
									Appraised Ob (B) Value (Bldg) 11,100				
									Appraised Land Value (Bldg) 471,600				
									Special Land Value 0				
									Total Appraised Parcel Value 1,087,300				
									Valuation Method C				
									Total Appraised Parcel Value 1,087,300				

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
BPO-22-183	07-27-2022	NC	New Construct	236,500	07-24-2023	100		PLAN #AZ-053=2 STY 26X26 G	07-24-2023	SJT	5		06	Inspection Only
2014-23	03-19-2014	MN	Maintenance	24,500	04-27-2015	100		REROOF 28 SQUARES WOOD	05-08-2023	SJT	5		01	Measure - No Entry
2013-223	09-12-2013	RM	Remodel	37,000	04-27-2015	100		RM EXISTING KITCHEN AND 1	11-24-2021	SJT	10		21	Field Review + GIS
108	04-05-2005	NC	New Construct	3,500		100		10X16 UTIL BLDG	04-15-2015	JLF	5		01	Measure - No Entry
13470	10-26-1994	NC	New Construct	35,000	10-24-1995	100		12X23 2ST ADD&OTHER	04-12-2013	VGS			20	Field Review
									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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.046 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.09	2,200	
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value					471,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1258	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	347.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		565,549
Interior Floor 2			Replace Cost		40,564
Heat Fuel	03	Gas	Year Built		750,149
Heat Type	05	Hot Water	Effective Year Built		1966
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		460,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	567		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1258		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	160	21.00	2004	A	70	C	1.00	2,400
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,306	1,306	1,306	218.95	285,949
BSM	Basement	0	1,288	258	43.86	56,489
DCK	Deck	0	256	26	22.24	5,693
FEP	Finished Enclosed Porch	0	192	115	131.14	25,179
FOP	Open Porch	0	68	10	32.20	2,190
PTO	Patio	0	672	34	11.08	7,444
TQS	Three Quarter Story	768	1,024	768	164.21	168,154
UHS	Unfinished Half Story	0	264	66	54.74	14,451
Ttl Gross Liv / Lease Area		2,074	5,070	2,583		565,549



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MANLY DAVID W J MANLY MARCIA S 39 ARROWHEAD RD DUXBURY MA 02332		8	Sloping	0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
				0	Septic	0	Paved	0	Average	RESIDNTL	1010	604,600	604,600							
						0	Medium			RES LAND	1010	471,600	471,600							
SUPPLEMENTAL DATA										RESIDNTL	1010	11,100	11,100							
Alt Prcl ID		Scnd Home		Cyclical Exemption		7				Total										
Tax Class T		Tot Fin Area 2356		District		Res Exem				1,087,300		1,087,300								
Total Acres 0.964		Chapter Lan		Assoc Pid#																
GIS ID F_873986_2833496																				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
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												2023	1010	369,100	2022	1010	296,000	2021	1010	294,600
													1010	506,100		1010	323,900		1010	312,500
															1010	1,600		1010	1,600	
Total										876,800		Total		621,500		Total		608,700		
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												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)		604,600				
0060														Appraised Xf (B) Value (Bldg)		0				
														Appraised Ob (B) Value (Bldg)		11,100				
														Appraised Land Value (Bldg)		471,600				
														Special Land Value		0				
														Total Appraised Parcel Value		1,087,300				
														Valuation Method		C				
														Total Appraised Parcel Value		1,087,300				
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY								
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13470	10-26-1994	NC	New Construct	35,000	10-24-1995	100		12X23 2ST ADD&OTHER			04-12-2013	VGS			20	Field Review				
											11-27-2006	KP		1	00	Measure & Listed				
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1	1010	Single Family	RC	Residual	0.046	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.09	2,200		
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value			471,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	264	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.0				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		139,253
Heat Type	05	Hot Water	Replace Cost		4,785
AC Type	03	Central	Year Built		750,149
Bedrooms	0		Effective Year Built		2022
Full Baths	0		Depreciation Code		2021
Half Baths	1		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	2		Depreciation %		0
Bath Style	03	Modern	Functional Obsol		
Kitchen Style			External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		100
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		144,000
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	264		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	282	282	282	218.95	61,744
BSM	Basement	0	282	56	43.48	12,261
CTH	Cathedral Ceiling	0	282	28	21.74	6,131
FGR	Garage	0	676	270	87.45	59,117
Ttl Gross Liv / Lease Area		282	1,522	636		139,253

