

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MANN JOHN G			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MANN DANIELLE C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	277,900	277,900
241 GURNET RD				0 Light		RES LAND	1010	523,100	523,100
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	3,600	3,600
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			8				
	Scnd Home	District SEAWALL 2							
	Tax Class T	Res Exem							
	Tot Fin Area 1656								
	Total Acres .22								
	Chapter Lan								
	GIS ID F_887306_2848848	Assoc Pid#							
						Total		804,600	804,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MANN JOHN G	LCC	102215	10-17-2002	U	I	300,000	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	213,400	2022	1010	175,800
									1010	419,300		1010	352,200
									1010	2,400		1010	2,400
								Total		635,100	Total		530,400
								Total			Total		478,400

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

NOTES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	277,900		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	3,600		
Appraised Land Value (Bldg)	523,100		
Special Land Value	0		
Total Appraised Parcel Value	804,600		
Valuation Method	C		
Total Appraised Parcel Value	804,600		

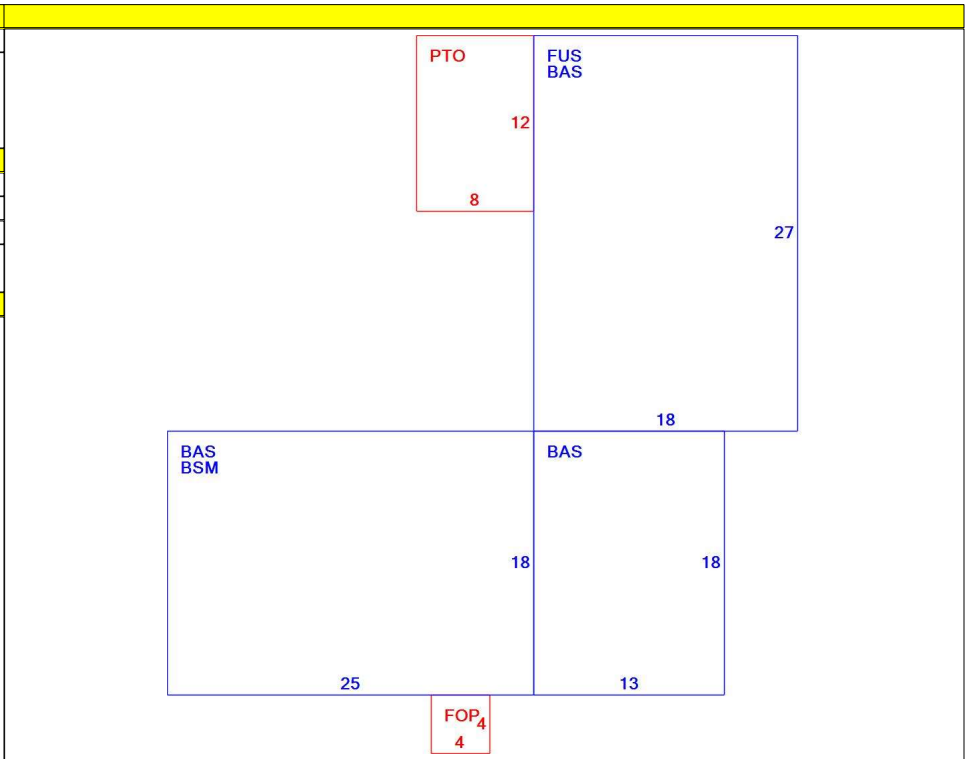
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-11	06-14-2021	MN	Maintenance	41,816		100	06-14-2021	Replace 19 windows.	08-01-2016	JLF	10	1	00	Measure & Listed
2018-37	03-20-2018	MN	Maintenance	19,989	06-30-2018	100		REPLACE 10 WINDOWS	10-26-2015	JLF	C		01	Measure - No Entry
12732	04-07-1993	AD	Addition	49,000	01-01-1994	100		2STRY ADDITION	04-12-2013	VGS			20	Field Review
									09-20-1999	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	9,583 SF	27.41	1.00000	5	1.00	0120	2.096		ES95	0.9500	54.59	523,100
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			523,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	450	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	450				

CONDO DATA			
Parcel Id		C	Owne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION		
		378,434
Net Other Adj		13,000
Replace Cost		391,434
Year Built		1925
Effective Year Built		1992
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnld		277,900
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	128	21.00	1980	A	70	C	1.00	1,900
PTO	Patio	L	160	15.00	1980	A	70	C	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,170	1,170	1,170	215.88	252,577
BSM	Basement	0	450	90	43.18	19,429
FOP	Open Porch	0	16	2	26.98	432
FUS	Finished Upper Story	486	486	486	215.88	104,917
PTO	Patio	0	96	5	11.24	1,079
Ttl Gross Liv / Lease Area		1,656	2,218	1,753		378,434

