

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HANLEN MICHAEL K			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
HANLEN DEBORAH N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	592,500	592,500	
609 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	362,900	362,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1824 Total Acres 1.287 Chapter Lan GIS ID F_863092_2849164			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	24,300	24,300	
						Total		979,700	979,700	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HANLEN MICHAEL K		45171 0290	01-23-2015	Q	I	467,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCDAVITT CONOR P & MCDAVITT KARE		36399 0330	09-30-2008	Q	I	467,500	00	2023	1010	453,800	2022	1010	264,500	2021	1010	240,000
STARRICK JEFFREY N		29574 0001	11-30-2004	U	I	505,000	1		1010	377,500		1010	311,100		1010	259,300
									1010	18,500		1010	17,200		1010	17,200
						Total		849,800	Total		592,800	Total		516,500		

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	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	592,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	24,300
Appraised Land Value (Bldg)	362,900
Special Land Value	0
Total Appraised Parcel Value	979,700
Valuation Method	C
Total Appraised Parcel Value	979,700

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-21-490	12-17-2021	AD	Addition	230,000	09-27-2022	100		PLAN#AY-056 2 STY ADD 1ST STRIP & REROOF 20 SQUARE ENLARGE EXISTING HSE		09-27-2022	SJT	5		20	Field Review
2017-68	05-08-2017	MN	Maintenance	7,000		100				04-20-2022	SJT	5		12	Property Est. - No Access
11260	06-08-1989	AD	Addition	27,300		100				03-30-2022	SJT	5		01	Measure - No Entry
										08-14-2014	JLF	10	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										05-13-2005	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	0050	1.000			1.0000		8.75	350,000
1	1010	Single Family	RC	Residual	0.369 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	12,900
Total Card Land Units					1.29 AC	Parcel Total Land Area					1.29	Total Land Value					362,900

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

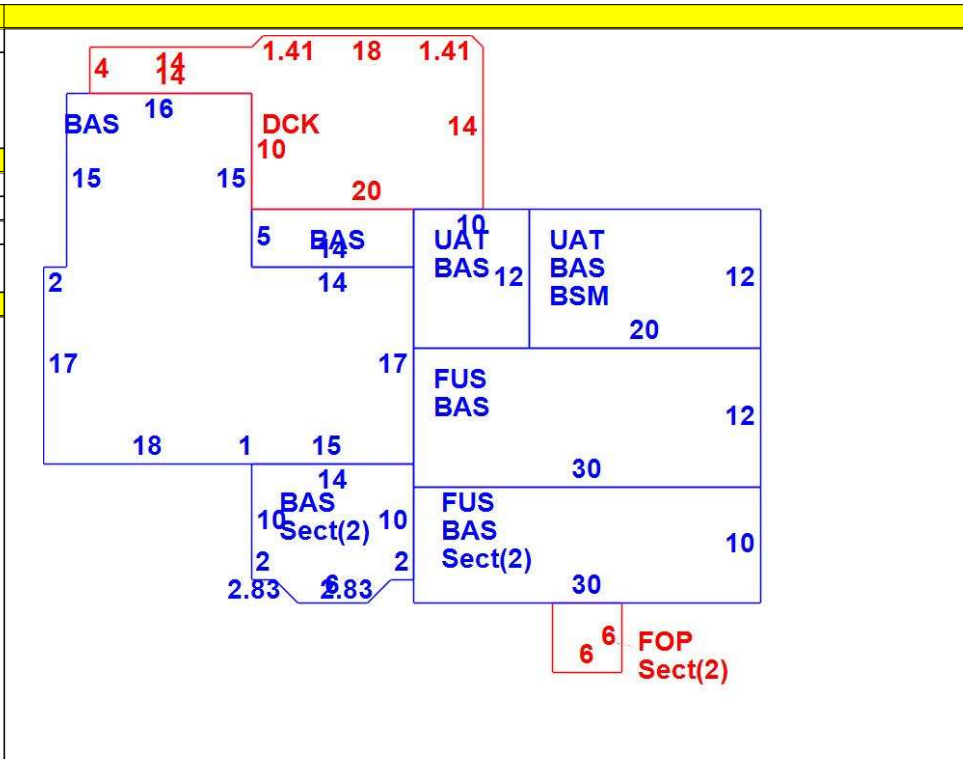
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	240	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust 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			489,191
Interior Floor 2			Net Other Adj		41,920
Heat Fuel	02	Oil	Replace Cost		720,060
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	03	Central	Effective Year Built		1997
Bedrooms	1		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		403,600
Sq Ft Fin Bsmt	240		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	240		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
FGR1	Garage - 1 Sto	L	616	52.00	1985	A	70	C	1.00	22,400
SHD1	Shed	L	130	21.00	2020	A	70	C	1.00	1,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,574	1,574	1,574	236.10	371,615
BSM	Basement	0	240	48	47.22	11,333
DCK	Deck	0	355	36	23.94	8,499
FUS	Finished Upper Story	360	360	360	236.10	84,995
UAT	Unfinished Attic	0	360	54	35.41	12,749
Ttl Gross Liv / Lease Area		1,934	2,889	2,072		489,191



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HANLEN MICHAEL K			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
HANLEN DEBORAH N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	592,500	592,500
609 FRANKLIN ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	362,900	362,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1824 Total Acres 1.287 Chapter Lan GIS ID F_863092_2849164			Cyclical Exemption W District Res Exem	RESIDNTL	1010	24,300	24,300
						Total		979,700	979,700

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HANLEN MICHAEL K		45171 0290	01-23-2015	Q	I	467,500	00	Year	Code	Assessed	Year	Code	Assessed	
MCDAVITT CONOR P & MCDAVITT KARE		36399 0330	09-30-2008	Q	I	467,500	00	2023	1010	453,800	2022	1010	264,500	
STARRICK JEFFREY N		29574 0001	11-30-2004	U	I	505,000	1		1010	377,500		1010	311,100	
									1010	18,500		1010	17,200	
						Total		849,800	Total		592,800	Total		516,500

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	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			592,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			24,300
Appraised Land Value (Bldg)			362,900
Special Land Value			0
Total Appraised Parcel Value			979,700
Valuation Method			C
Total Appraised Parcel Value			979,700

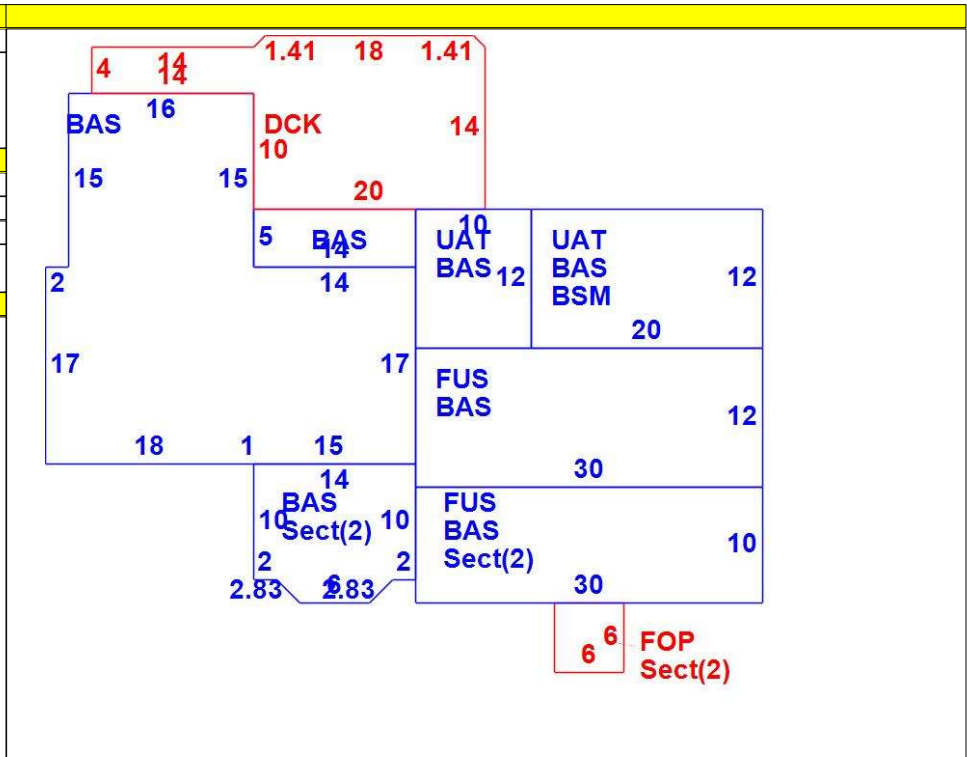
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-490	12-17-2021	AD	Addition	230,000	09-27-2022	100		PLAN#AY-056 2 STY ADD 1ST STRIP & REROOF 20 SQUARE ENLARGE EXISTING HSE	09-27-2022	SJT	5		20	Field Review
2017-68	05-08-2017	MN	Maintenance	7,000		100			04-20-2022	SJT	5		12	Property Est. - No Access
11260	06-08-1989	AD	Addition	27,300		100			03-30-2022	SJT	5		01	Measure - No Entry
									08-14-2014	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									05-13-2005	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.369 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	12,900
Total Card Land Units					1.29 AC	Parcel Total Land Area					1.29	Total Land Value			362,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	2				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	179,669
Replace Cost	9,280
Year Built	720,060
Effective Year Built	2022
Depreciation Code	2021
Remodel Rating	A
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	100
Cns Sect Rcnd	188,900
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	456	456	456	236.10	107,660	
FOP	Open Porch	0	36	5	32.79	1,180	
FUS	Finished Upper Story	300	300	300	236.10	70,829	
Ttl Gross Liv / Lease Area		756	792	761		179,669	

