

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
HANIGAN WILLIAM T (L/E)		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed			
HANIGAN BARBARA A (L/E)		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	349,000	349,000			
23 PARKVIEW TER		SUPPLEMENTAL DATA					RES LAND	1010	359,900	359,900	905			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2043 Total Acres 1.198 Chapter Lan GIS ID F_864078_2834698					Cyclical 2 Exemption W District Res Exem		RESIDNTL	1010	5,500	5,500	DUXBURY, MA	
										Total	714,400	714,400	VISION	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HANIGAN WILLIAM T (L/E)		37339	0033	06-12-2009	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	
HANIGAN WILLIAM (L/E)		34477	0344	05-02-2007	U	I	1	1F	2023	1010	268,500	2022	1010	245,800	
										1010	374,200		1010	308,400	
										1010	3,100		1010	3,100	
										Total	645,800	Total	557,300	Total	482,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int													
2024	22	22 VETERAN	400.00																		
			Total										APPRAISED VALUE SUMMARY								

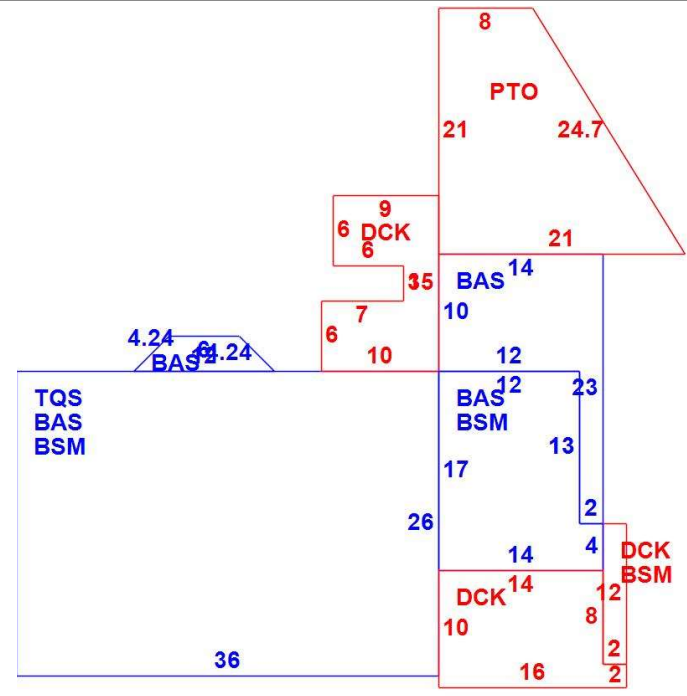
ASSESSING NEIGHBORHOOD				NOTES				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B		Tracing		Batch													
0050																			

NOTES												APPRAISED VALUE SUMMARY											
												Appraised Bldg. Value (Card)			349,000								
												Appraised Xf (B) Value (Bldg)			0								
												Appraised Ob (B) Value (Bldg)			5,500								
												Appraised Land Value (Bldg)			359,900								
												Special Land Value			0								
												Total Appraised Parcel Value			714,400								
												Valuation Method			C								
												Total Appraised Parcel Value			714,400								

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-23-28	09-15-2023	MN	Maintenance	6,000		100		WEATHERIZATION/AIR SEALIN		08-28-2023	SJT	5		01	Measure - No Entry
QPO-23-19	06-27-2023	MN	Maintenance	24,000		100		Replace roof		04-12-2013	VGS			20	Field Review
QPO-23-18	06-23-2023	MN	Maintenance	10,236		100		Window replacement		08-31-2007	BSB		1	00	Measure & Listed
BPO-23-176	05-09-2023	SP	Solar Panels	29,033	08-28-2023	0		18 SOLAR PANELS- On 8/28/20							
QPO-21-26	10-18-2021	MN	Maintenance	8,000		100	11-15-2021	Strip and replace roof							

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	0.282	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	9,900
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			359,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1172	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		464,181
Interior Floor 2			Replace Cost		27,430
Heat Fuel	02	Oil	Year Built		491,611
Heat Type	05	Hot Water	Effective Year Built		1966
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	1		Cns Sect Rcnld		349,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	288		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1172		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
WDK	Deck	L	80	21.00	1976	A	70	C	1.00	1,200
SPL4	Above Ground	L	201	8.00	1976	A	70	C	1.00	1,100
PTO	Patio	L	300	15.00	1995	A	70	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,341	1,341	1,341	199.99	268,189
BSM	Basement	0	1,172	234	39.93	46,798
DCK	Deck	0	291	29	19.93	5,800
PTO	Patio	0	305	15	9.84	3,000
TQS	Three Quarter Story	702	936	702	149.99	140,394
Ttl Gross Liv / Lease Area		2,043	4,045	2,321		464,181

