

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HANAFIN WILLIAM F & EILEEN F TT WILLIAM F HANAFIN REVOCABLE T 18 FORGE WAY		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	395,600	395,600
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	423,400	423,400
DUXBURY MA 02332		Alt Prcl ID		Cyclical		6		RESIDNTL	1010	17,500	17,500
		Scnd Home 500714	Exemption W		District		Res Exem		Total		836,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HANAFIN WILLIAM F & EILEEN F TT		50392 0199	10-11-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HANAFIN WILLIAM F		8194 0179	12-18-1987	Q	I	250,000	00	2023	1010	303,000	2022	1010	278,000	2021	1010	262,000
									1010	413,200		1010	356,200		1010	312,000
									1010	1,500		1010	1,500		1010	1,500
								Total		717,700	Total		635,700	Total		575,500

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	395,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,500
Appraised Land Value (Bldg)	423,400
Special Land Value	0
Total Appraised Parcel Value	836,500
Valuation Method	C
Total Appraised Parcel Value	836,500

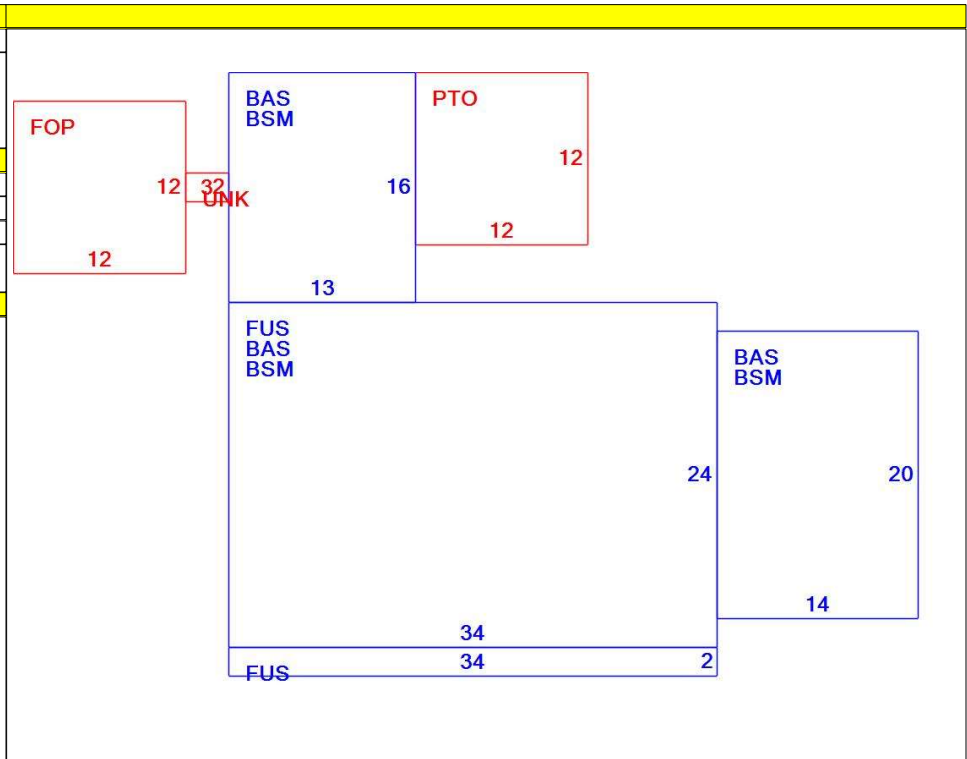
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES									

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
EPO-22-380 98	08-30-2022 07-05-2011	EL MN	Electric Maintenance	14,000		100 100	11-29-2022	20RCA KOHLER GENERATOR REPL WINDOWS		11-03-2020 04-12-2013 02-13-2013 12-11-2007	SJT VGS KP BSB	10 6	6 1	20 20 30 00	Field Review Field Review Quality Control 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	19,166 SF	15.90	1.00000	5	1.00	0070	1.389		1.0000	22.09	423,400
Total Card Land Units					0.44 AC	Parcel Total Land Area					0.44	Total Land Value			423,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1304	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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	Net Other Adj		503,827
Interior Floor 2			Replace Cost		38,090
Heat Fuel	02	Oil	Year Built		541,917
Heat Type	05	Hot Water	Effective Year Built		1982
AC Type	03	Central	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	2		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		73
Extra Openings	0		Cns Sect Rcnld		395,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	424		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1304		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	96	21.00	1982	A	70	C	1.00	1,400
HTB	Hot Tub	L	1	10500.00	2000	A	70	C	1.00	7,400
GNR	GENERATOR	L	1	12400.00	2022	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	1,304	1,304	1,304	203.32	265,129
BSM	Basement	0	1,304	261	40.70	53,067
FOP	Open Porch	0	144	22	31.06	4,473
FUS	Finished Upper Story	884	884	884	203.32	179,735
PTO	Patio	0	144	7	9.88	1,423
UNK	UNK	0	6	0	0.00	0
Ttl Gross Liv / Lease Area		2,188	3,786	2,478		503,827

