

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
HANNIGAN THOMAS E			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA					
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	549,100	549,100						
225 LINCOLN ST #G01						0		Medium	RESIDNTL	1020	8,800	8,800	<b>VISION</b>					
DUXBURY MA 02332		Alt Prcl ID 082/130.0-0205-0000.		Cyclical Exemption W		5												
		Scnd Hom		District Res Exem														
		Tax Class T		Assoc Pid#														
		Tot Fin Are 1496																
		Total Acres																
		Chapter La																
		GIS ID F_867666_2844733																
										Total		557,900						
												557,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
HANNIGAN THOMAS E		53324	176	08-27-2020		Q	I			450,000	00	Year	Code	Assessed	Year	Code	Assessed	
OUIMET LORI		50232	0269	08-30-2018		Q	I			422,500	00	2023	1020	516,100	2022	1020	423,200	
BIN CHI WAN & LAI LYSIANE SIN HUNG		44545	0316	07-18-2014		Q	I			272,000	00		1020	6,800		1020	6,800	
MCLEAN MARJORIE E TT		13038	0145	07-25-1994		U	I			1	1F							
MCLEAN MARJORIE E		12558	0209	01-03-1994		Q	I			195,000	00							
		Total										Total	522,900	Total	430,000	Total	426,000	
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										
0001																		
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	
2016-30	03-03-2016	MN	Maintenance	4,885		100		REMOVE & REPLACE ROTT				04-20-2021	SJD	9		01	Measure - No Entry	
265	07-01-2002	RM	Remodel	1,500		100		REPL DECK & RAILING				09-21-2018	SJD	9	1	00	Measure & Listed	
20010222	06-19-2001	MN	Maintenance	11,200		100		STRIP&RESHINGLE ROOF				05-30-2018	SJD	3		30	Quality Control	
												07-09-2015	SJD	9		01	Measure - No Entry	
												07-09-2013	SJD	3		30	Quality Control	
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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000			0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value					0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	55	Condominium			AMENITY 1	4	WO Bsmt			
Model	05	Res Condo			Amenity 2	3	Patio			
Grade	07	Very Good			Amenity 3					
Stories	2				<b>CONDO DATA</b>					
Occupancy					Parcel Id	8018	C	8018	Own	
Interior Wall 1	05	Drywall			South Scape			B	1	
Interior Wall 2								S	1	
Interior Floor 1	12	Hardwood			Adjust Type	Code	Description		Factor%	
Interior Floor 2					Condo Flr	B2TC	2 Bedroom TC		102	
Heat Fuel	03	Gas			Condo Unit	1A	1A		100	
Heat Type	04	Forced Air-Duc			<b>COST / MARKET VALUATION</b>					
AC Type	03	Central						556,981		
CNS Bedrooms	2				Net Other Adj			39,913		
Full Baths	2				Replace Cost			596,895		
Half Baths	1				Year Built			1981		
Extra Fixtures	0				Effective Year Built			2013		
Total Rooms	5				Depreciation Code			R		
Bath Style	03	Modern			Remodel Rating					
Kitchen Style	03	Modern			Year Remodeled					
Kitchen Type	3	One Person			Depreciation %			8		
Kitchen Func	1				Functional Obsol					
Parking Class	3	Deeded			External Obsol					
SF Basement	694				Trend Factor			1.000		
Bsmt Garage	0				Condition					
Fireplaces	1				Condition %					
Part Bedroom	0				Percent Good			92		
FBM Quality	04	Above Average			Cns Sect Rcnld			549,100		
SF Fin Bsmt	574				Dep % Ovr					
Extra Openings	1				Dep Ovr Comment					
Gas Fireplace	0				Misc Imp Ovr					
Parking					Misc Imp Ovr Comment					
AMENITY 1	4	WO Bsmt			Cost to Cure Ovr					
Amenity 2	3	Patio			Cost to Cure Ovr Comment					
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage - 1 Sto	L	242	52.00	1981	A	70	C	1.00	8,800
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	727	727	727	347.03	252,290				
BSM	Basement	0	694	139	69.51	48,237				
FUS	Finished Upper Story	727	727	727	347.03	252,290				
WDK	Deck	0	120	12	34.70	4,164				
Ttl Gross Liv / Lease Area		1,454	2,268	1,605		556,981				

FUS (727 sf)
BAS (727 sf)
BSM (694 sf)
WDK (120 sf)

