

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
HANNON EUNICE M			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
4 LANDSEER TER #1			0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	467,900	467,900
W ROXBURY MA 02132					0	Medium			RESIDNTL	1020	8,800	8,800
<b>SUPPLEMENTAL DATA</b> Alt Prcl ID 082/130.0-0205-0000. Cyclical Exemption 5 Scnd Hom W Tax Class T District Tot Fin Are 1268 Res Exem Total Acres Chapter La GIS ID F_867666_2844733 Assoc Pid#												
										Total	476,700	476,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HANNON EUNICE M							52046	341	12-04-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HANNON WILLIAM E							44938	0201	11-13-2014	Q	I	302,000	00	2023	1020	439,100	2022	1020	361,700	2021	1020	358,300
OBYRNE MARJORIE H							40068	0335	06-28-2011	Q	I	282,000	00		1020	6,800		1020	6,800		1020	6,800
AHERN THOMS J							38525	0079	05-14-2010	Q	I	217,000	00									
DISCIGLIO FRANCES M							26380	0095	09-02-2003	Q	I	297,000	00									
										Total	445,900	Total	368,500	Total	365,100							

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						Appraised Bldg. Value (Card)						467,900
						Appraised Xf (B) Value (Bldg)						0
						Appraised Ob (B) Value (Bldg)						8,800
						Appraised Land Value (Bldg)						0
						Special Land Value						0
						Total Appraised Parcel Value						476,700
						Valuation Method						C
						Total Appraised Parcel Value						476,700

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
273	07-05-2002	MN	Maintenance	1,500		100		REPL DECK & RAILING		12-18-2014	JLF	9	1	00	Measure & Listed
										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	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	07	Very Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8018	C   8018   Owne
Interior Wall 2			South Scape   B   1   S   1		
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description   Factor%
Interior Floor 2			Condo Flr	B2AI	2 Bedroom AI   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			512,387
CNS Bedrooms	2		Net Other Adj		25,381
Full Baths	2		Replace Cost		537,782
Half Baths	0		Year Built		1981
Extra Fixtures	1		Effective Year Built		2008
Total Rooms	5		Depreciation Code		E
Bath Style	02	Average	Remodel Rating		04
Kitchen Style	03	Modern	Year Remodeled		2011
Kitchen Type	4	Full Eat-In	Depreciation %		13
Kitchen Func	3		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	648		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		87
FBM Quality	03	Average	Cns Sect Rcnd		467,900
SF Fin Bsmt	315		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	2	Deck	Cost to Cure Ovr		
Amenity 2			Cost to Cure Ovr Comment		

**BAS**  
(1,266 sf)

**BSM**  
(648 sf)

**WDK**  
(80 sf)

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	242	52.00	1981	A	70	C	1.00	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,266	1,266	1,266	364.95	462,024
BSM	Basement	0	648	130	73.21	47,443
WDK	Deck	0	80	8	36.49	2,920
Ttl Gross Liv / Lease Area		1,266	1,994	1,404		512,387

