

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
FARNUM PETER 256 KING CAESAR RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		1,003,600	1,003,600
				0	Medium			RES LAND	1010		1,406,000	1,406,000
SUPPLEMENTAL DATA						RESIDNTL	1010	80,000	80,000			
Alt Prcl ID		Cyclical		8								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 3507		District										
Total Acres .67		Res Exem										
Chapter Lan												
GIS ID F_884913_2841979		Assoc Pid#										
						Total		2,489,600	2,489,600			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FARNUM PETER	41654	0285	07-16-2012	Q	I	1,135,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HANLON JOSEPH A TT	37191	0324	05-13-2009	U	I	1	1A	2023	1010	761,800	2022	1010	377,700	2021	1010	392,600
HANLON EDWARD E	25223	0349	05-23-2003	U	I	1	1F		1010	1,296,600		1010	978,400		1010	817,000
HANLON GERALDINE E	16493	0332	08-11-1998	U	I	1	1F		1010	8,400		1010	2,100		1010	2,100
HANLON EDWARD E	12782	0228	04-04-1994	U	I	1	1A	Total		2,066,800	Total		1,358,200	Total		1,211,700

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						
0130					Appraised Bldg. Value (Card)					1,003,600
					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					80,000
					Appraised Land Value (Bldg)					1,406,000
					Special Land Value					0
					Total Appraised Parcel Value					2,489,600
					Valuation Method					C
					Total Appraised Parcel Value					2,489,600

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-22-282	08-29-2022	NC	New Construct	81,000	04-13-2023	100		15X30 GUNITE INGRND POOL-		04-13-2023	SJT	5		12	Property Est. - No Access
BPO-21-76	02-22-2021	RM	Remodel	20,000		100		Refurb bathroom on 2nd floor.		10-07-2021	SJT	5		05	Measure - Under Construct
BPO-21-16	02-09-2021	AD	Addition	210,670	05-17-2021	100	12-27-2021	Construct a 600sf new 2 car gara		05-17-2021	SJT	5		20	Field Review
BPO-21-20	01-26-2021	DM	Demolish	10,000	04-07-2021	100		Demo existing 2 car garage		04-07-2021	SJT	5		12	Property Est. - No Access
86-2013	04-30-2013	AD	ADDITION	10,000	08-08-2013	100		4.23'X9.5' 1 STORY ADDITION,		08-08-2013	BH			01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										05-31-2012	KP	6		20	Field Review

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	29,240	SF	11.29	1.00000	5	1.00	0130	4.259		1.0000	48.08	1,406,000
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			1,406,000

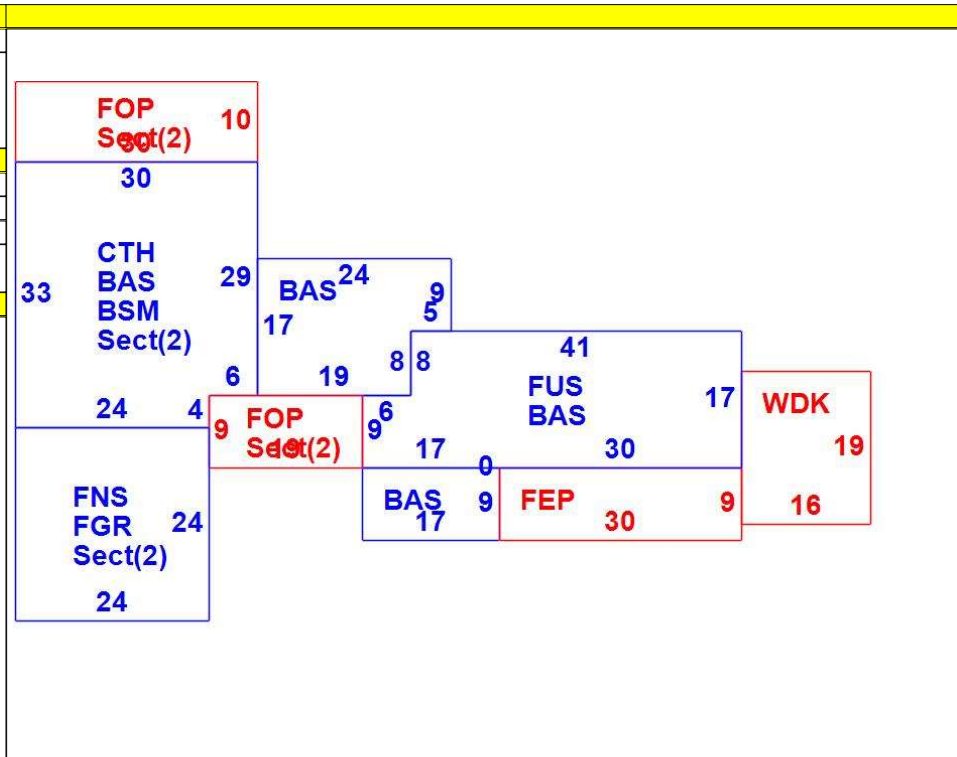
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	09	Custom	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		552,744
Heat Type	05	Hot Water	Replace Cost		39,140
AC Type	01	None	Year Built		1,120,712
Bedrooms	3		Effective Year Built		1920
Full Baths	2		Depreciation Code		2003
Half Baths	0		Remodel Rating		E
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	3		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		485,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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
PTO	Patio	L	300	15.00	1985	A	70	C	1.00	3,200
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700
SPL2	Ing Pool-Good	L	450	89.00	2022	G	85	A	2.00	68,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	249.55	317,423
FEP	Finished Enclosed Porch	0	270	162	149.73	40,426
FUS	Finished Upper Story	751	751	751	249.55	187,409
WDK	Deck	0	304	30	24.63	7,486
Ttl Gross Liv / Lease Area		2,023	2,597	2,215		552,744



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
FARNUM PETER 256 KING CAESAR RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		1,003,600	1,003,600
				0	Medium			RES LAND	1010		1,406,000	1,406,000
SUPPLEMENTAL DATA						RESIDENTL	1010	80,000	80,000			
Alt Prcl ID		Scnd Home		Cyclical Exemption		8						
Tax Class		T		W								
Tot Fin Area		3507		District								
Total Acres		.67		Res Exem								
Chapter Lan												
GIS ID		F_884913_2841979		Assoc Pid#								
								Total	2,489,600	2,489,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FARNUM PETER	41654	0285	07-16-2012	Q	I	1,135,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HANLON JOSEPH A TT	37191	0324	05-13-2009	U	I		1A	2023	1010	761,800	2022	1010	377,700	2021	1010	392,600
HANLON EDWARD E	25223	0349	05-23-2003	U	I		1F		1010	1,296,600		1010	978,400		1010	817,000
HANLON GERALDINE E	16493	0332	08-11-1998	U	I		1F		1010	8,400		1010	2,100		1010	2,100
HANLON EDWARD E	12782	0228	04-04-1994	U	I		1A	Total		2,066,800	Total		1,358,200	Total		1,211,700

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							
0130											
NOTES										Appraised Bldg. Value (Card)	1,003,600
										Appraised Xf (B) Value (Bldg)	0
										Appraised Ob (B) Value (Bldg)	80,000
										Appraised Land Value (Bldg)	1,406,000
										Special Land Value	0
										Total Appraised Parcel Value	2,489,600
										Valuation Method	C
										Total Appraised Parcel Value	2,489,600

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-22-282	08-29-2022	NC	New Construct	81,000	04-13-2023	100		15X30 GUNITE INGRND POOL-		04-13-2023	SJT	5		12	Property Est. - No Access
BPO-21-76	02-22-2021	RM	Remodel	20,000		100		Refurb bathroom on 2nd floor.		10-07-2021	SJT	5		05	Measure - Under Construct
BPO-21-16	02-09-2021	AD	Addition	210,670	05-17-2021	100	12-27-2021	Construct a 600sf new 2 car gara		05-17-2021	SJT	5		20	Field Review
BPO-21-20	01-26-2021	DM	Demolish	10,000	04-07-2021	100		Demo existing 2 car garage		04-07-2021	SJT	5		12	Property Est. - No Access
86-2013	04-30-2013	AD	ADDITION	10,000	08-08-2013	100		4.23'X9.5' 1 STORY ADDITION,		08-08-2013	BH			01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										05-31-2012	KP	6		20	Field Review

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	29,240	SF	11.29	1.00000	5	1.00	0130	4.259		1.0000	48.08	1,406,000
Total Card Land Units					0.67	AC	Parcel Total Land Area					0.67	Total Land Value			1,406,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	09	Custom	Unfin Area	0.00	N/A
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		517,808
Heat Type	05	Hot Water	Replace Cost		1,120,712
AC Type	01	None	Year Built		2021
Bedrooms	1		Effective Year Built		2019
Full Baths	1		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	3		Depreciation %		2
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		98
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		518,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		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	966	966	966	249.55	241,061
BSM	Basement	0	966	193	49.86	48,162
CTH	Cathedral Ceiling	0	966	97	25.06	24,206
FGR	Garage	0	576	230	99.65	57,396
FNS	Finished 90% Story	518	576	518	224.42	129,265
FOP	Open Porch	0	471	71	37.62	17,718
Ttl Gross Liv / Lease Area		1,484	4,521	2,075		517,808

