

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HANLON WILLIAM F JR			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
HANLON KATHLEEN E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	357,800	357,800
958 UNION ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	351,100	351,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2216 Total Acres .948 Chapter Lan GIS ID F_857477_2853545			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	7,600	7,600
							Total	716,500	716,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HANLON WILLIAM F JR		12040 0086	07-16-1993	Q	I	152,500	00	Year	Code	Assessed	Year	Code	Assessed
MORIN ARTHUR B JR		4351 0209	07-15-1993	Q	I	152,500	00	2023	1010	283,800	2022	1010	256,900
									1010	365,100		1010	300,900
									1010	5,100		1010	2,700
							Total	654,000	Total	560,500	Total	496,300	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	357,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	7,600
Appraised Land Value (Bldg)	351,100
Special Land Value	0
Total Appraised Parcel Value	716,500
Valuation Method	C
Total Appraised Parcel Value	716,500

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
181	11-12-2010	MN	Maintenance	8,000		100		RPL 2 WINDOWS 1 DR	10-12-2021	SJT	10		00	Measure & Listed
131	05-07-2008	RM	Remodel	6,500	02-06-2009	100		EXIST SECOND FLR	04-12-2013	VGS			20	Field Review
343	10-31-2007	AD	Addition	58,600		100		444' W/324'UNFN5X18P	02-06-2009	KP			01	Measure - No Entry

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	0.030 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.1000	0.84	1,100
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	768	
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	07	Gambrel	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			487,261
Interior Floor 2			Net Other Adj		16,640
Heat Fuel	03	Gas	Replace Cost		503,900
Heat Type	04	Forced Air-Duc	Year Built		1969
AC Type	03	Central	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	71	
Gas Fireplaces	1		Cns Sect Rcnd		357,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	768		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FNS BAS BSM	BAS	4	TQS BAS	
	12			22
		24		
			18	
			FOP	6
	32		18	

**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	120	21.00	1990	A	70	C	1.00	1,800
PTO	Patio	L	552	15.00	1990	A	70	C	1.00	5,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,212	1,212	1,212	205.60	249,181
BSM	Basement	0	768	154	41.23	31,662
FNS	Finished 90% Story	691	768	691	184.98	142,066
FOP	Open Porch	0	108	16	30.46	3,290
TQS	Three Quarter Story	297	396	297	154.20	61,062
Ttl Gross Liv / Lease Area		2,200	3,252	2,370		487,261

