

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PARKS RANDY J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PARKS TERRY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	427,600	427,600	
41 DEERPATH TRAIL NORTH				0 Light		RES LAND	1010	350,900	350,900	
						RESIDNTL	1010	1,800	1,800	
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 2144	District								
	Total Acres .944	Res Exem								
	Chapter Lan									
	GIS ID F_864530_2857749	Assoc Pid#								
							Total	780,300	780,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POTTS CHRISTOPHER M	57584	159	01-10-2023	Q	I	925,000	00	Year	Code	Assessed	Year	Code	Assessed
PARKS RANDY J	52481	347	03-16-2020	Q	I	630,000	00	2023	1010	345,100	2022	1010	323,800
CHIN CHRISTOPHER M & LINDA G TRUS	41477	0162	06-06-2012	U	I	1	1A		1010	364,900		1010	300,800
CHIN CHRISTOPHER M	21936	0325	04-22-2002	U	I	305,000	1A		1010	1,200		1010	1,200
							Total	711,200	Total	625,800	Total	622,100	

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				

NOTES										
HWBB 1st FL BY OIL Electric BB 2nd FL										

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	427,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	350,900
Special Land Value	0
Total Appraised Parcel Value	780,300
Valuation Method	C
Total Appraised Parcel Value	780,300

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
QPO-23-47	03-02-2023	MN	Maintenance	2,000		100	03-02-2023	WEATHERIZAITON/AIR SEALIN		04-03-2023	SJD	9		12	Property Est. - No Access
BPO22-16	04-26-2022	MN	Maintenance	1,908		100	04-26-2022	ATTIC - 7' OPEN CELLULOSE,		04-07-2021	SJD	9	1	07	Measure - Info @ Door
QPO-22-39	03-14-2022	MN	Maintenance	15,893		100	03-14-2022	STRIP & REROOF 28 SQ		10-01-2019	SJT	10		00	Measure & Listed
2000119	04-24-2000	RM	Remodel	2,500	06-11-2001	100		FIN BAS AREA		04-12-2013	VGS			20	Field Review
10233	03-06-2000	NC	New Construct		06-11-2001	100		10X12 SHED MOVED		03-28-2013	AO	6	6	30	Quality Control
12034	09-17-1991	MN	Maintenance	4,000		100		STRIP & REROOF DWELL		06-19-2001	KP		1	00	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	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	0.026	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	900
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			350,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1226	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			507,752
Interior Floor 2			Net Other Adj		54,925
Heat Fuel	02	Oil	Replace Cost		562,678
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		427,600
Sq Ft Fin Bsmt	918		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1226		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
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,226	1,226	1,226	192.84	236,424
BSM	Basement	0	1,226	245	38.54	47,246
DCK	Deck	0	240	24	19.28	4,628
FGH	Heated Garage	0	440	220	96.42	42,425
FUS	Finished Upper Story	918	918	918	192.84	177,029
Ttl Gross Liv / Lease Area		2,144	4,050	2,633		507,752

