

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
COUTO SCOTT E				0 Water		0 Private		0 Average		Description	Code	Appraised	Assessed						
70 PARKS ST #E03				0 No Sewer		0 Paved		0 Average		RESIDNTL	1020	498,100	498,100						
DUXBURY MA 02332				0 Light						RESIDNTL	1020	9,800	9,800						
SUPPLEMENTAL DATA														VISION					
Alt Prcl ID 082/160.0-0272-0001.		Cyclical Exemption W		6															
Tax Class T		Tot Fin Are 1764		District Res Exem															
GIS ID F_867867_2827954		Assoc Pid#								Total		507,900	507,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COUTO SCOTT E				52611 50	04-15-2020	Q	I	421,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HARRINGTON EDWARD TT				51502 275	08-14-2019	U	I	1	1A	2023	1020	467,900	2022	1020	397,400	2021	1020	434,100	
HARRINGTON EDWARD				46970 0178	05-25-2016	Q	I	420,000	00		1020	7,600		1020	7,600		1020	7,600	
BENJAMIN PATRICIA A				37350 0180	06-15-2009	Q	I	347,500	00										
ANTONINO DANIEL J				11011 0022	05-29-1992	Q	I	163,000	00										
Total										475,500		Total		405,000		Total		441,700	
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			Appraised Bldg. Value (Card)					498,100			
0001											Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					9,800				
										Appraised Land Value (Bldg)					0				
										Special Land Value					0				
										Total Appraised Parcel Value					507,900				
										Valuation Method					C				
										Total Appraised Parcel Value					507,900				
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			
50	04-30-2012	MN	Maintenance	16,000		100		16 STRIP & RESIDE OF CEM			04-22-2021	SJD	9	1	08	Measure - Interior Refusal			
137	08-17-2011	MN	Maintenance	25,200		100		RESIDE			11-14-2016	SJD	9		01	Measure - No Entry			
117	07-02-2009	RM	Remodel	23,000		100		KITCHEN			07-02-2013	SJD	3		30	Quality Control			
14458	05-05-1997	RM	Remodel	10,000	05-08-1998	100		BSMNT INTO FMRM/OFFC			09-08-2010	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	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	2	Deck
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8009	C 8009 Owne
Interior Wall 2				70 Parks St	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TI	2 Bedroom TI
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				570,733
Full Baths	2		Net Other Adj		36,680
Half Baths	1		Replace Cost		607,433
Extra Fixtures	0		Year Built		1986
Total Rooms	5		Effective Year Built		2003
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		18
Kitchen Func	6		Depreciation %		
Parking Class	3	Deeded	Functional Obsol		
SF Basement	760		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	04	Above Average	Percent Good		82
SF Fin Bsmt	628		Cns Sect Rcnd		498,100
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2	2	Deck	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (775 sf)
BAS (823 sf)
BSM (760 sf)
WDK (200 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	270	52.00	1986	A	70	C	1.00	9,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	823	823	823	322.45	265,375
BSM	Basement	0	760	152	64.49	49,012
FUS	Finished Upper Story	775	775	775	322.45	249,897
WDK	Deck	0	200	20	32.24	6,449
Ttl Gross Liv / Lease Area		1,598	2,558	1,770		570,733

