

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
WINCHESTER KIMBERLY A TT KIMBERLY A WINCHESTER REVOC T 70 PARKS ST #E05 DUXBURY MA 02332		0	Water	0	Private	0	Average	Description		Code	Appraised	Assessed	905 DUXBURY, MA VISION						
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1020	543,700	543,700							
								RESIDNTL		1020	9,800	9,800							
SUPPLEMENTAL DATA																			
Alt Prcl ID 082/160.0-0272-0001.		Cyclical Exemption W		6															
Scnd Hom		District Res Exem																	
Tax Class T		Assoc Pid#																	
Tot Fin Are 2148																			
Total Acres																			
Chapter La																			
GIS ID F_867867_2827954																			
										Total	553,500	553,500							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WINCHESTER KIMBERLY A TT				47993	0126	01-11-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WINCHESTER KIMBERLY A				34062	0232	02-01-2007	Q	I	412,000	00	2023	1020	495,700	2022	1020	417,900	2021	1020	402,600
POELLMITZ WILLIAM A				20877	0191	11-09-2001	Q	I	347,000	00		1020	7,600		1020	7,600		1020	7,600
HUNTER DANIEL J				18736	0159	07-28-2000	Q	I	307,500	00									
										Total	503,300	Total	425,500	Total	410,200				
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)				543,700					
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				553,500					
										Valuation Method				C					
										Total Appraised Parcel Value				553,500					
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		
												11-03-2020	SJT	10		20	Field Review		
												07-02-2013	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	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3	7	Open Porch
Stories	2		CONDO DATA		
Occupancy			Parcel Id	8009	C 8009
Interior Wall 1	05	Drywall		70 Parks St	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr	B2TC	2 Bedroom TC
Interior Floor 2			Condo Unit	1A	1A
Heat Fuel	03	Gas			Factor%
Heat Type	04	Forced Air-Duc	COST / MARKET VALUATION		
AC Type	03	Central			
CNS Bedrooms	2		Net Other Adj		648,324
Full Baths	2		Replace Cost		14,700
Half Baths	1		Year Built		663,051
Extra Fixtures	0		Effective Year Built		1986
Total Rooms	6		Depreciation Code		2003
Bath Style	02	Average	Remodel Rating		G
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		18
Kitchen Func	2		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	1047		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	0		Percent Good		82
FBM Quality			Cns Sect Rcnd		543,700
SF Fin Bsmt	0		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	4	WO Bsmt	Cost to Cure Ovr		
Amenity 2	2	Deck	Cost to Cure Ovr Comment		

FUS (840 sf)
BAS (1,087 sf)
BSM (1,047 sf)
WDK (160 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	1,087	1,087	1,087	301.27	327,476
BSM	Basement	0	1,047	209	60.14	62,965
FUS	Finished Upper Story	840	840	840	301.27	253,063
WDK	Deck	0	160	16	30.13	4,820
Ttl Gross Liv / Lease Area		1,927	3,134	2,152		648,324

