

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT												
SEWALL TINGEY SEWALL JOAN 70 PARKS ST # F-6  DUXBURY MA 02332			0	Water	0	Private	0	Average	Description RESIDENTL	Code 1020	Appraised 564,100	Assessed 564,100	905  DUXBURY, MA  <b>VISION</b>									
			0	No Sewer	0	Paved	0	Average														
					0	Light																
SUPPLEMENTAL DATA																						
Alt Prcl ID 082/160.0-0272-0001.		Cyclical Exemption W		6																		
Scnd Hom		Tax Class T		2148		District Res Exem																
Total Acres		Chapter La		GIS ID F_867867_2827954		Assoc Pid#																
										Total		564,100	564,100									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
SEWALL TINGEY				22570 0071		08-05-2002		Q I		375,000		00		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				2023	1020	514,300	2022	1020	433,500	2021	1020	417,600										
				Total		514,300	Total		433,500	Total		417,600										
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																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0001																						
NOTES																						
														Appraised Bldg. Value (Card) 564,100								
														Appraised Xf (B) Value (Bldg) 0								
														Appraised Ob (B) Value (Bldg) 0								
														Appraised Land Value (Bldg) 0								
														Special Land Value 0								
														Total Appraised Parcel Value 564,100								
														Valuation Method C								
														Total Appraised Parcel Value 564,100								
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		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8009	C   8009
Interior Wall 2					Owne
Interior Floor 1	12	Hardwood		70 Parks St	B   1   S   1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2TC	2 Bedroom TC
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				109
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	1		Net Other Adj		673,248
Extra Fixtures	0		Replace Cost		14,700
Total Rooms	5		Year Built		687,971
Bath Style	02	Average	Effective Year Built		1986
Kitchen Style	02	Average	Depreciation Code		2003
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	2		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		18
SF Basement	1034		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality			Condition %		
SF Fin Bsmt	0		Percent Good		82
Extra Openings	0		Cns Sect Rcnd		564,100
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr		
Amenity 2	2	Deck	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (833 sf)
BAS (1,108 sf)
BSM (1,034 sf)
FGR (270 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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,108	1,108	1,108	296.32	328,327
BSM	Basement	0	1,034	207	59.32	61,339
FGR	Garage	0	270	108	118.53	32,003
FUS	Finished Upper Story	833	833	833	296.32	246,838
WDK	Deck	0	160	16	29.63	4,741
Ttl Gross Liv / Lease Area		1,941	3,405	2,272		673,248

