

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
FOWLER HELEN L TT		0	Water	0	Private	0	Average	Description		Code	Appraised	Assessed					
HELEN L FOWLER REVOCABLE TRU		0	No Sewer	0	Paved	0	Average	RESIDNTL		1020	499,300	499,300					
70 PARKS ST F08					0	Light		RESIDNTL		1020	9,800	9,800					
SUPPLEMENTAL DATA																	
DUXBURY MA 02332		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 1764															
		Total Acres															
		Chapter La															
		GIS ID F_867867_2827954															
										Total	509,100	509,100					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FOWLER HELEN L TT				47005 0124	06-02-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
FOWLER HELEN L				41536 0263	06-20-2012	Q	I	330,000	00	2023	1020	469,000	2022	1020	398,300		
HARTWELL ROBERT & MARTA TT				31037 0025	07-29-2005	Q	I	420,000	00		1020	7,600		1020	7,600		
HERDER FAMILY TRUST				16708 0112	10-16-1998	Q	I	270,000	00								
LORING STEVEN M				14682 0321	09-27-1996	Q	I	213,500	00								
										Total	476,600	Total	405,900	Total	400,600		
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										APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				499,300			
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				509,100			
										Valuation Method				C			
										Total Appraised Parcel Value				509,100			
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		
14680	09-29-1997	MN	Maintenance	22,000		100		STRIP + REROOF		11-17-2020	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

VISION

905
DUXBURY, MA

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	00	None	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				572,516
Full Baths	2		Net Other Adj		36,400
Half Baths	1		Replace Cost		608,918
Extra Fixtures	1		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		
Kitchen Func	4		Depreciation %		18
Parking Class	3	Deeded	Functional Obsol		
SF Basement	780		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		82
SF Fin Bsmt	600		Cns Sect Rcnd		499,300
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 (782 sf)
BAS (820 sf)
BSM (780 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	820	820	820	322.00	264,040
BSM	Basement	0	780	156	64.40	50,232
FUS	Finished Upper Story	782	782	782	322.00	251,804
WDK	Deck	0	200	20	32.20	6,440
Ttl Gross Liv / Lease Area		1,602	2,582	1,778		572,516

