

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
REARDON JOHN EDWARD			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed						
REARDON KATHRINE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	491,300	491,300						
70 PARKS ST #F09				0 Light		RESIDNTL	1020	9,800	9,800						
<b>SUPPLEMENTAL DATA</b>															
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 1802													
		Total Acres													
		Chapter La													
		GIS ID F_867867_2827954													
						Total		501,100	501,100						
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
REARDON JOHN EDWARD			51702 48	09-27-2019	Q	I	390,000	00	Year	Code	Assessed	Year	Code	Assessed	
DOWD PAUL F			14808 0233	11-25-1996	Q	I	195,000	00	2023	1020	449,200	2022	1020	381,000	
MORAN SANDRA L			13684 0279	07-10-1995	Q	I	198,000	00		1020	7,600	2021	1020	367,500	
						Total			456,800		Total		388,600		
									Total		Total		375,100		
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															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QPO-23-45	02-28-2023	MN	Maintenance	4,000		100	02-28-2023	REPLACE 2 WINDOWS	05-06-2020	SJD	9		20	Field Review	
BP-20-46	02-24-2020	RM		25,000		100		REPLACE KITCHEN CABINE	07-02-2013	SJD	3		30	Quality Control	
BP-19-388	12-13-2019	AD		25,000		100	02-03-2020	ADD FULL BATH IN BASEMT	05-08-1998	CMS		1	00	Measure & Listed	
qp-19-285	11-04-2019	MN		17,131		100	12-10-2019	REPLACE 7 WINDOWS							
14680	09-29-1997	MN	Maintenance	22,000	05-08-1998	100		STRIP + REROOF							
14524	06-09-1997	NC	New Construct	1,500	05-08-1998	100		70 SF SECTON OF DECK							
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	14	Carpet	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	<b>COST / MARKET VALUATION</b>		
CNS Bedrooms	2				568,693
Full Baths	2		Net Other Adj		30,450
Half Baths	2		Replace Cost		599,160
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		
Kitchen Func	4		Depreciation %		18
Parking Class	3	Deeded	Functional Obsol		
SF Basement	954		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		82
SF Fin Bsmt	350		Cns Sect Rcnd		491,300
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 (482 sf)
BAS (1,063 sf)
BSM (954 sf)
WDK (250 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	1,063	1,063	1,063	322.94	343,283
BSM	Basement	0	954	191	64.66	61,681
FUS	Finished Upper Story	482	482	482	322.94	155,656
WDK	Deck	0	250	25	32.29	8,073
Ttl Gross Liv / Lease Area		1,545	2,749	1,761		568,693

