

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
SMITH KATHLEEN M TT PARKSMITH REALTY TRUST 70 PARKS ST #F10			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed			VISION				
DUXBURY MA 02332			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	497,400	497,400							
SUPPLEMENTAL DATA						RESIDNTL	1020	9,800	9,800							
Alt Prcl ID 082/160.0-0272-0001.		Cyclical Exemption W		6		Total		507,200	507,200							
Scnd Hom		District Res Exem														
Tax Class T		Assoc Pid#														
Tot Fin Are 1764																
Total Acres																
Chapter La																
GIS ID F_867867_2827954																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUGGAN KATHLEEN M & SMITH JESSICA A		58128 1	07-26-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
SMITH KATHLEEN M TT		22683 0296	08-22-2002	U	I	100	1F	2023	1020	467,400	2022	1020	397,300			
SMITH KATHLEEN M		14402 0156	05-31-1996	Q	I	192,500	00		1020	7,600	2021	1020	373,900			
								Total		475,000	Total		404,900			
								Total			Total		381,500			
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						APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			497,400			
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			507,200			
										Valuation Method			C			
										Total Appraised Parcel Value			507,200			
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		
QPO-21-32	01-25-2022	MN	Maintenance	5,000		100	01-25-2022	1 REPLACEMENT WINDOW	11-03-2020	SJT	10		20	Field Review		
QPO-21-14	06-24-2021	MN	Maintenance	5,000		100	06-24-2021	2 Replacement windows.	07-02-2013	SJD	3		30	Quality Control		
14680	09-29-1997	MN	Maintenance	22,000		100		STRIP + REROOF								
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				567,346
Full Baths	2		Net Other Adj		39,200
Half Baths	1		Replace Cost		606,562
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	769		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	03	Average	Percent Good		82
SF Fin Bsmt	700		Cns Sect Rcnd		497,400
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 (772 sf)
BAS (809 sf)
BSM (769 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	809	809	809	323.27	261,529
BSM	Basement	0	769	154	64.74	49,784
FUS	Finished Upper Story	772	772	772	323.27	249,568
WDK	Deck	0	200	20	32.33	6,465
Ttl Gross Liv / Lease Area		1,581	2,550	1,755		567,346



70 #F10 PARKS ST

