

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
QUINLAN NOMINEE TRUST I SICHKO SAMUEL C TT 100 PARKS ST #12A DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	RESIDNTL		Code 1020		Appraised 447,500		Assessed 447,500							
		0	No Sewer	0	Paved	0	Average														
		SUPPLEMENTAL DATA		Alt Prcl ID 082/160.0-0272-0002.		Cyclical Exemption W										6					
DUXBURY MA 02332		Tax Class T		Tot Fin Are 2000		District Res Exem															
GIS ID F_867983_2828498				Assoc Pid#						Total		447,500		447,500							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
QUINLAN NOMINEE TRUST I				25779	0347	07-15-2003		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
QUINLAN E MICHAEL				24137	0115	02-05-2003		Q	I	330,000		00	2023	1020	439,400	2022	1020	395,000	2021	1020	388,100
MONEGHAN SHEILA A				23368	0270	11-12-2002		Q	I	299,000		00									
UNIT 12-1 PARKS ST REALTY TRUST				18513	0215	05-12-2000		U	I	100		1F									
JOHNSON MARGARETE M				18449	0124	04-20-2000		Q	I	247,500		00									
				Total									Total	439,400	Total	395,000	Total	388,100			
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				APPRAISED VALUE SUMMARY																	
Nbhd		Nbhd Name		B		Tracing		Batch													
0001																					
NOTES																					
3 BEDROOM BASED ON MLS INFO																					
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						
										11-17-2020	SJT	10		20	Field Review						
										07-03-2013	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	3	Patio
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8012	C 8012
Interior Wall 2					Owne
Interior Floor 1	12	Hardwood		Bay Farm Bldg 1	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2A1	2 Bedroom AI
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	3				102
Full Baths	2				95
Half Baths	1		COST / MARKET VALUATION		
Extra Fixtures	0				551,676
Total Rooms	6		Net Other Adj		14,700
Bath Style	02	Average	Replace Cost		566,400
Kitchen Style	02	Average	Year Built		1984
Kitchen Type	4	Full Eat-In	Effective Year Built		2000
Kitchen Func	4	4	Depreciation Code		G
Parking Class	3	Deeded	Remodel Rating		
SF Basement	0		Year Remodeled		
Bsmt Garage	0		Depreciation %	21	
Fireplaces	1		Functional Obsol		
Part Bedroom	0		External Obsol		
FBM Quality			Trend Factor	1.000	
SF Fin Bsmt	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplace	0		Percent Good	79	
Parking			Cns Sect Rcnld	447,500	
AMENITY 1	3	Patio	Dep % Ovr		
Amenity 2			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS
(2,000 sf)

PTO
(140 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	2,000	2,000	2,000	274.88	549,752
PTO	Patio	0	140	7	13.74	1,924
Ttl Gross Liv / Lease Area		2,000	2,140	2,007		551,676

