

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
JOHNSTON GEORGE W  70 PARKS ST G12  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1020 571,700 571,700 RESIDNTL 1020 9,800 9,800					
		0	No Sewer	0	Paved	0	Average										
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>					
Alt Prcl ID 082/160.0-0272-0001. Scnd Hom Tax Class T Tot Fin Are 2148 Total Acres Chapter La GIS ID F_867867_2827954				Cyclical Exemption W District Res Exem Assoc Pid#				Total		581,500	581,500						
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JOHNSTON GEORGE W			44426 0036	06-17-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
JOHNSTON NANCY A			39963 0280	05-25-2011	U	I	1	1F	2023	1020	523,000	2022	1020	444,000			
									2021	1020	7,600	2021	1020	7,600			
									Total		530,600	Total		451,600	Total		436,100
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												<b>APPRAISED VALUE SUMMARY</b>					
Nbhd	Nbhd Name			B	Tracing			Batch			Appraised Bldg. Value (Card) 571,700						
0001										Appraised Xf (B) Value (Bldg) 0							
<b>NOTES</b>												Appraised Ob (B) Value (Bldg) 9,800					
POND/ROUTE 3												Appraised Land Value (Bldg) 0					
												Special Land Value 0					
												Total Appraised Parcel Value 581,500					
												Valuation Method C					
												Total Appraised Parcel Value 581,500					
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			
2012-169	12-05-2012	MN	Maintenance	850	08-15-2013	100		1 REPLACEMENT WINDOW	11-03-2020	SJT	10		20	Field Review			
58	06-12-2007	MN	Maintenance	9,539		100		REPL 8 WINDOWS	08-15-2013	BH			01	Measure - No Entry			
20010150	04-26-2001	AD	Addition	5,000	07-10-2002	100		ACCESS RAMP	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				100
Half Baths	1		<b>COST / MARKET VALUATION</b>		
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average	Net Other Adj		658,028
Kitchen Style	02	Average	Replace Cost		39,200
Kitchen Type	4	Full Eat-In	Year Built		697,250
Kitchen Func	5		Effective Year Built		1986
Parking Class	3	Deeded	Depreciation Code		2003
SF Basement	1029		Remodel Rating		G
Bsmt Garage	0		Year Remodeled		18
Fireplaces	1		Depreciation %		
Part Bedroom	0		Functional Obsol		
FBM Quality			External Obsol		
SF Fin Bsmt	700		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplace	0		Condition %		
Parking			Percent Good		82
AMENITY 1	4	WO Bsmt	Cns Sect Rcnd		571,700
Amenity 2	2	Deck	Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (883 sf)
BAS (1,093 sf)
BSM (1,029 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
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	1,093	1,093	1,093	299.38	327,218
BSM	Basement	0	1,029	206	59.93	61,671
FUS	Finished Upper Story	883	883	883	299.38	264,349
WDK	Deck	0	160	16	29.94	4,790
Ttl Gross Liv / Lease Area		1,976	3,165	2,198		658,028

