

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MURGO JOHN D			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed							
MURGO MARY J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	546,100	546,100							
70 PARKS ST #G16				0 Medium		RESIDNTL	1020	9,800	9,800							
SUPPLEMENTAL DATA																
Alt Prcl ID 082/160.0-0272-0001.				Cyclical Exemption W		6										
DUXBURY MA 02332		Tax Class T		Total Acres 2148		District Res Exem										
Chapter La		GIS ID F_867867_2827954		Assoc Pid#												
							Total	555,900	555,900							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MURGO JOHN D			14796 0034	11-21-1996	Q	I	207,500	00	Year	Code	Assessed	Year	Code	Assessed		
PRONE RICHARD TRUSTEE			13196 0078	10-11-1994	U	I	1	1F	2023	1020	497,900	2022	1020	419,700		
PRONE RICHARD S			9629 0125	03-01-1990	Q	I	230,000	00		1020	7,600	2021	1020	404,300		
							Total		Total	505,500	Total	427,300	Total	411,900		
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																
VIEW POND/RT 3																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									11-03-2020	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

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
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	05	Hot Water	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				109
Full Baths	2		COST / MARKET VALUATION		
Half Baths	1		Net Other Adj		651,300
Extra Fixtures	0		Replace Cost		14,700
Total Rooms	6		Year Built		666,013
Bath Style	02	Average	Effective Year Built		1986
Kitchen Style	02	Average	Depreciation Code		2003
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	2		Year Remodeled		18
Parking Class	3	Deeded	Depreciation %		
SF Basement	1008		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality			Condition %		
SF Fin Bsmt	0		Percent Good		82
Extra Openings	0		Cns Sect Rcnd		546,100
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr		
Amenity 2	2	Deck	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (849 sf)
BAS (1,099 sf)
BSM (1,008 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	1,099	1,099	1,099	300.69	330,461
BSM	Basement	0	1,008	202	60.26	60,740
FUS	Finished Upper Story	849	849	849	300.69	255,288
WDK	Deck	0	160	16	30.07	4,811
Ttl Gross Liv / Lease Area		1,948	3,116	2,166		651,300

