

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DUNNE JOHN C TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
70 PARKS ST UNIT 18 REAL ESTATE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	497,200	497,200
363 LINCOLN ST				0 Medium		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 1764							
		Total Acres							
		Chapter La							
		GIS ID F_867867_2827954							
Total								507,000	507,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BURNS ROBERT R & EMILY H		57677 236	02-16-2023	Q	I	587,500	00	Year	Code	Assessed	Year	Code	Assessed
DUNNE JOHN C TT		50210 0032	08-24-2018	Q	I	375,000	00	2023	1020	467,300	2022	1020	397,600
PETERSON GARY R		35794 0003	03-31-2008	Q	I	360,000	00		1020	7,600		1020	7,600
REYNOLDS IAN R & LISA MAE		15123 0253	04-25-1997	Q	I	195,000	00						
KLIER PAUL		8501 0168	04-04-1993	Q	I	210,000	00						
Total								474,900	Total	405,200	Total	381,900	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	497,200		
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	507,000		
Valuation Method	C		
Total Appraised Parcel Value	507,000		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									

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
2017-19	01-27-2017	MN	Maintenance	1,200		100		REPLACE 1 WINDOW	04-03-2023	SJD	9	1	07	Measure - Info @ Door
									12-11-2018	SJD	9		01	Measure - No Entry
									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	B2TI	2 Bedroom TI
Heat Type	05	Hot Water	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				109
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	2		Net Other Adj		564,412
Extra Fixtures	1		Replace Cost		41,860
Total Rooms	6		Year Built		606,295
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	4		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		18
SF Basement	734		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	03	Average	Condition %		
SF Fin Bsmt	656		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		497,200
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 (760 sf)
BAS (815 sf)
BSM (734 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	815	815	815	324.00	264,062
BSM	Basement	0	734	147	64.89	47,628
FUS	Finished Upper Story	760	760	760	324.00	246,242
WDK	Deck	0	200	20	32.40	6,480
Ttl Gross Liv / Lease Area		1,575	2,509	1,742		564,412

