

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA				
FLYNN GAIL Q TT GAIL Q FLYNN TRUST 100 PARKS ST #D42				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed			VISION		
DUXBURY MA 02332				0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	282,100	282,100					
SUPPLEMENTAL DATA																		
Alt Prcl ID 082/160.0-0272-0002.		Scnd Hom		Cyclical Exemption		6												
Tax Class T		Tot Fin Are 770		District		Res Exem												
Total Acres		Chapter La		Assoc Pid#														
GIS ID F_867983_2828498										Total		282,100	282,100					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
FLYNN GAIL Q TT				56368	286	01-27-2022		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed
FLYNN GAIL Q				55250	299	07-01-2021		Q	I	300,000		00	2023	1020	275,000	2022	1020	207,900
MCGINN LAUREN				37493	0227	07-15-2009		Q	I	195,000		00						
TREGANOWEN PATRICIA				14665	0151	09-20-1996		Q	I	77,000		00						
Total												275,000	Total	207,900	Total	224,300		
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																		
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			
										09-28-2021	SJD	9	1	00	Measure & Listed			
										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		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	1	Balcony
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	04	Electric	Condo Flr	B1A1	1 Bedroom A1
Heat Type	04	Forced Air-Duc	Condo Unit	2A	2A
AC Type	03	Central			Factor%
CNS Bedrooms	1				117
Full Baths	1		COST / MARKET VALUATION		
Half Baths	0				382,261
Extra Fixtures	0		Net Other Adj		4,200
Total Rooms	3		Replace Cost		386,463
Bath Style	02	Average	Year Built		1984
Kitchen Style	02	Average	Effective Year Built		1994
Kitchen Type	3	One Person	Depreciation Code		A
Kitchen Func	3		Remodel Rating		
Parking Class	3	Deeded	Year Remodeled		
SF Basement	0		Depreciation %		27
Bsmt Garage	0		Functional Obsol		
Fireplaces	1		External Obsol		
Part Bedroom	0		Trend Factor		1.000
FBM Quality			Condition		
SF Fin Bsmt	0		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplace	0		Cns Sect Rcnld		282,100
Parking			Dep % Ovr		
AMENITY 1	1	Balcony	Dep Ovr Comment		
Amenity 2			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS
(727 sf)

BAL
(40 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
BAL	Balcony	0	40	4	52.29	2,092
FUS	Finished Upper Story	727	727	727	522.93	380,169
Ttl Gross Liv / Lease Area		727	767	731		382,261

