

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DAKOULAS ANASTASIOS T & CHRIS 455 UNION BRIDGE RD REALTY TRU PO BOX 354		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		338,000	338,000
		SUPPLEMENTAL DATA		0	Medium	0	Pond Vw	RES LAND	1010		410,700	410,700
PEMBROKE MA 02359		Alt Prcl ID Scnd Home NEW FY 2024 Tax Class T Tot Fin Area 2847 Total Acres 2.198 Chapter Lan		Cyclical 1 Exemption W District Res Exem		RESIDNTL	1010	5,200	5,200			
		GIS ID F_860190_2846674		Assoc Pid#		Total		753,900	753,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DAKOULAS ANASTASIOS T & CHRISTIN DAKOULAS ANASTASIO DOYLE JAMES P		50160	0348	08-13-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		40807	0151	12-30-2011	Q	I	390,000	00	2023	1010	257,800	2022	1010	211,100	2021	1010	208,000
		14947	0164	01-31-1997	Q	I	130,000	00		1010	427,100		1010	352,200		1010	293,700
								Total	688,300	Total	566,700	Total	505,100				

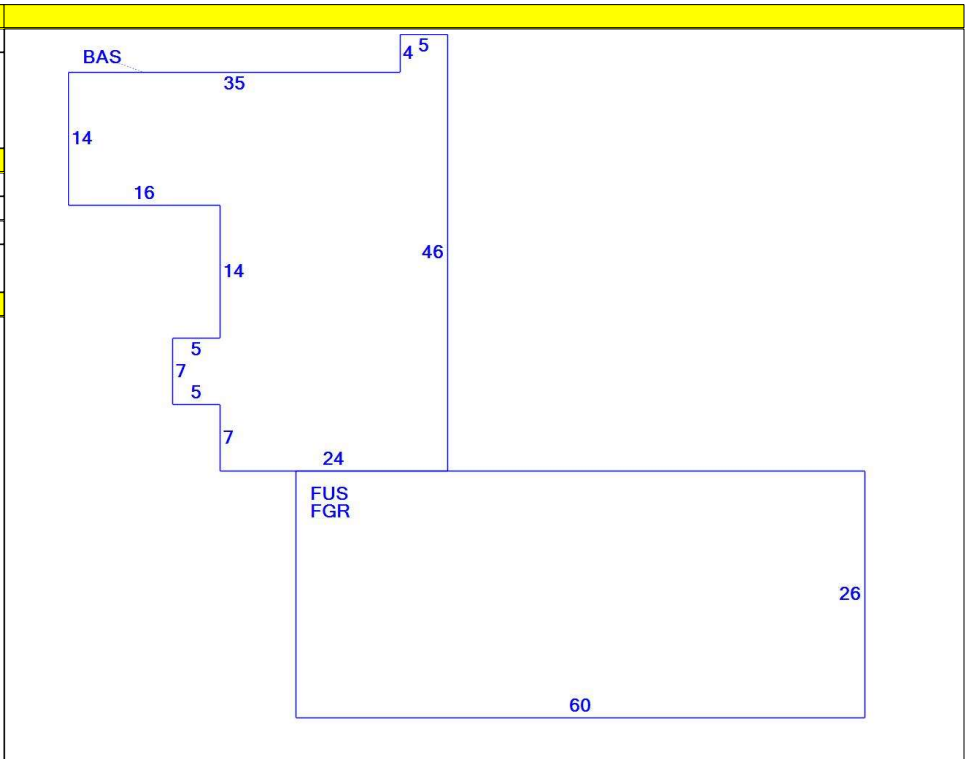
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
0050					Appraised Bldg. Value (Card)				338,000
					Appraised Xf (B) Value (Bldg)				0
					Appraised Ob (B) Value (Bldg)				5,200
					Appraised Land Value (Bldg)				410,700
					Special Land Value				0
					Total Appraised Parcel Value				753,900
					Valuation Method				C
					Total Appraised Parcel Value				753,900

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
401	11-07-2006	MS	Miscellaneous	15,000		100		PORTCOCHERE	04-12-2013	VGS			20	Field Review
518	11-09-2005	AD	Addition	16,250	08-14-2006	100		ADD 12.3X16.5 TO ADD	12-07-2010	KP		1	00	Measure & Listed
298	06-27-2005	AD	Addition	160,000	09-19-2007	100		12X16,26X60,26X60ADD						

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	1010	Single Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		V110	1.1000	8.75	385,000
1	1010	Single Family	RC	Residual	0.700	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	24,500
1	1010	Single Family	WP	Undevelop	0.580	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	1,200
Total Card Land Units					2.20	AC	Parcel Total Land Area					2.20	Total Land Value			410,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	0.00	None
Stories	1.9		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		470,216
Interior Floor 2			Replace Cost		5,800
Heat Fuel	02	Oil	Year Built		476,016
Heat Type	05	Hot Water	Effective Year Built		1932
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		338,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		Cost to Cure Ovr Comment		



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
SHD1	Shed	L	256	21.00	1950	A	70	C	1.00	3,800
SHD1	Shed	L	96	21.00	1965	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,287	1,287	1,287	135.47	174,350
FGR	Garage	0	1,560	624	54.19	84,533
FUS	Finished Upper Story	1,560	1,560	1,560	135.47	211,333
Ttl Gross Liv / Lease Area		2,847	4,407	3,471		470,216

