

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SOTIROPOULOS STEPHEN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
SOTIROPOULOS JUNE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	801,500	801,500
30 LUND TER				0 Light		RES LAND	1010	544,900	544,900
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2954 Total Acres 2.463 Chapter Lan			Cyclical 5 Exemption W District Res Exem				
GIS ID F_873094_2844073		Assoc Pid#			Total 1,346,400 1,346,400				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SOTIROPOULOS STEPHEN		28804 0160	08-04-2004	Q	I	980,000	00	Year	Code	Assessed	Year	Code	Assessed			
DONOVAN WILLIAM H		15892 0068	02-17-1998	Q	I	599,900	00	2023	1010	618,200	2022	1010	568,700			
SELLS PERRY B		10989 0267	05-21-1992	Q	V	142,500	00		1010	527,000	2021	1010	402,700			
Total								1,145,200		Total		1,013,900		Total		910,400

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	

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	801,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	544,900
Special Land Value	0
Total Appraised Parcel Value	1,346,400
Valuation Method	C
Total Appraised Parcel Value	1,346,400

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	
2015-33	04-02-2015	AD	Addition	20,000		100		STORM DAMAGE/WATER REP REPL BACK SLIDING DOOR, R 2 STY HSE W/ELL/GAR	10-06-2020	SJT	10		20	Field Review	
2013-292	12-03-2013	BP	Bldg Permit	4,300		100			04-12-2013	VGS				20	Field Review
12359	06-01-1992	NC	New Construct	194,000	01-04-1993	100			01-24-2008	BSB		1		00	Measure & Listed

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	0070	1.389		1.0000	12.16	486,200	
1	1010	Single Family	RC	Residual	1.121 AC	35,000.00	0.91352	5	1.00	0070	1.389		1.0000	1.02	49,800	
1	1010	Single Family	RC	Undevelop	0.184 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	8,900	
Total Card Land Units					2.22	AC	Parcel Total Land Area					2.22	Total Land Value			544,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

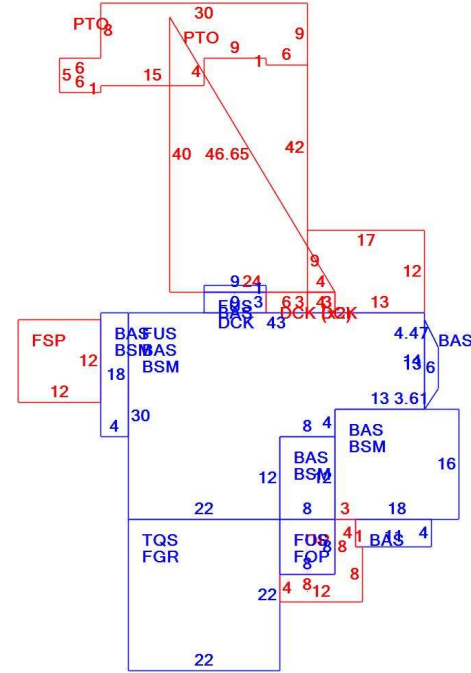
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1442	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			856,724
Interior Floor 2			Net Other Adj		86,275
Heat Fuel	02	Oil	Replace Cost		942,998
Heat Type	05	Hot Water	Year Built		1992
AC Type	03	Central	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		15
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnd		801,500
Sq Ft Fin Bsmt	996		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1442		Cost to Cure Ovr		
			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,532	1,532	1,532	243.18	372,552
BSM	Basement	0	1,442	288	48.57	70,036
DCK	Deck	0	57	6	25.60	1,459
FGR	Garage	0	484	194	97.47	47,177
FOP	Open Porch	0	140	21	36.48	5,107
FSP	Screened Porch	0	144	29	48.97	7,052
FUS	Finished Upper Story	1,059	1,059	1,059	243.18	257,528
PTO	Patio	0	624	31	12.08	7,539
TQS	Three Quarter Story	363	484	363	182.39	88,274
Ttl Gross Liv / Lease Area		2,954	5,966	3,523		856,724



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