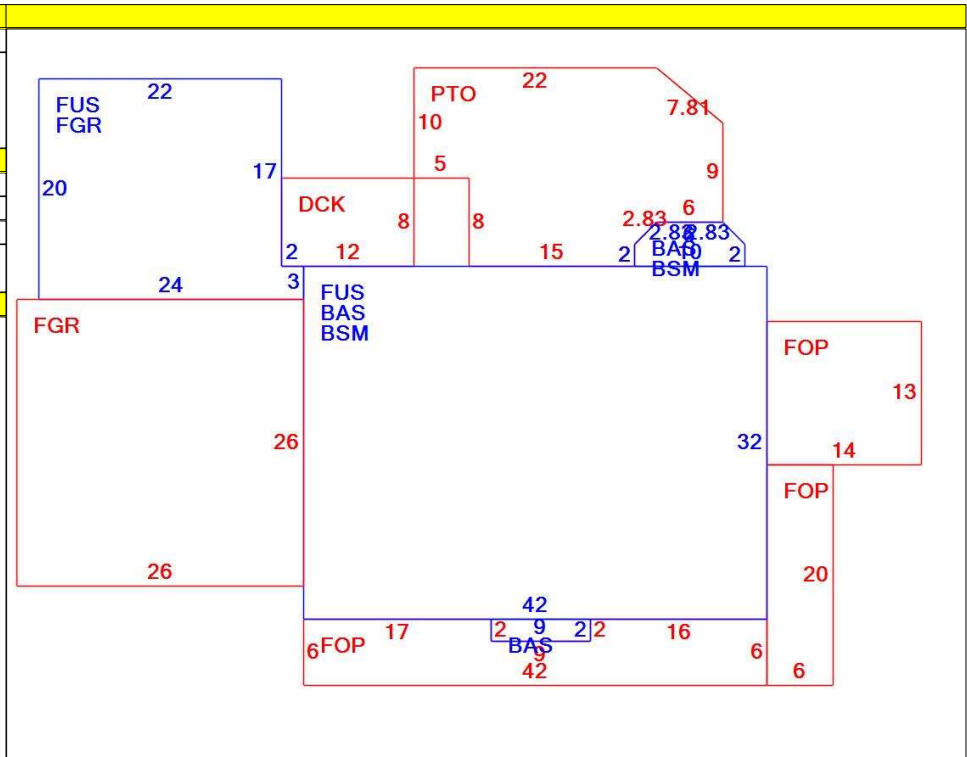


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
PROUKOU THEODORE WILLIAM JR PROUKOU LIVING TRUST UNDERTR 75 ELM ST				0 Water 0 No Sewer		0 Feeder 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed						
DUXBURY MA 02332										RESIDENTL	1010	888,600	888,600	VISION					
										RES LAND	1010	532,400	532,400						
SUPPLEMENTAL DATA										Total		1,421,000	1,421,000						
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 3168		Total Acres 5.030		Chapter Lan		GIS ID F_870847_2833864		Cyclical Exemption W District Res Exem					
														Assoc Pid#					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
PROUKOU THEODORE WILLIAM JR & L				53951 118		12-07-2020		U I		100		1A		Year	Code	Assessed	Year	Code	Assessed
PROUKOU THEODORE WILLIAM JR & L				46971 0332		05-25-2016		U I		1		1A		2023	1010	687,500	2022	1010	630,500
PROUKOU THEODORE				42928 0222		04-13-2013		Q I		840,000		00			1010	596,900		1010	383,300
SULLIVAN STEVEN T & SULLIVAN ROBE				34372 0003		04-11-2007		U I		381,000		1P							
										Total		1,284,400	Total		1,013,800	Total		915,200	
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							APPRAISED VALUE SUMMARY						
												Appraised Bldg. Value (Card) 888,600							
												Appraised Xf (B) Value (Bldg) 0							
												Appraised Ob (B) Value (Bldg) 0							
												Appraised Land Value (Bldg) 532,400							
												Special Land Value 0							
												Total Appraised Parcel Value 1,421,000							
												Valuation Method C							
										Total Appraised Parcel Value				1,421,000					
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		
BPO-23-149	04-24-2023	MN	Maintenance	9,250		100		PARTIAL CHIMNEY REBUILD & Maint-Chimney Repairs - Staging				04-13-2015	JLF	5		01	Measure - No Entry		
QP-19-190	08-16-2019	MN		5,600		100	09-26-2019					05-12-2014	JLF	9	1	01	Measure - No Entry		
106	05-08-2012	NC		120,000	04-13-2015	100		40 X 60 BARN				04-12-2013	VGS			20	Field Review		
82	06-01-2010	MS	Miscellaneous	1,500		100		WOOD SIDING				08-29-2012	KP	5		12	Property Estimated - No Ac		
238	08-07-2007	RM	Remodel	20,000		100		FN 930' BASEMENT				09-28-2009	KP		4	01	Measure - No Entry		
174	06-11-2007	AD	Addition	40,000	09-28-2009	100		2ND STY O/GARAGE											
123	05-03-2007	NC	New Construct	19,800		100		20X22 ATTACHED GAR											
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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400	
1	1010	Single Family	PD	Residual	2.112	AC 35,000.00	0.58094	5	1.00	0060	1.341					1.0000	0.63	57,600	
1	1010	Single Family		Undevelop	2.000	AC 2,000.00	1.00000	0	1.00	0060	1.341	FALLOW BOG				1.0000	0.06	5,400	
Total Card Land Units					5.03	AC	Parcel Total Land Area			5.03					Total Land Value		532,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1344	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	10	Hydro-Air			
AC Type	03	Central			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	930				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1344				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		900,540	
Replace Cost		65,360	
Year Built		2007	
Effective Year Built		2013	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %	8		
Functional Obsol			
External Obsol			
Trend Factor	1.000		
Condition			
Condition %			
Percent Good	92		
Cns Sect Rcnd	888,600		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	1,398	1,398	1,398	223.79	312,861	
BSM	Basement	0	1,380	276	44.76	61,767	
DCK	Deck	0	96	10	23.31	2,238	
FGR	Garage	0	1,122	449	89.56	100,483	
FOP	Open Porch	0	536	80	33.40	17,903	
FUS	Finished Upper Story	1,790	1,790	1,790	223.79	400,588	
PTO	Patio	0	419	21	11.22	4,700	
Ttl Gross Liv / Lease Area		3,188	6,741	4,024		900,540	

