

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TEDESCHI TERRENCE C JR & RYAN COW YARD NOMINEE TRUST 56 WALNUT ST MILTON MA 02186			0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,305,400	1,305,400	
					0	Light			RES LAND	1010	1,133,400	1,133,400	
SUPPLEMENTAL DATA													
Alt Prcl ID					Cyclical			9					
Scnd Home 500572					Exemption								
Tax Class T					W								
Tot Fin Area 4134					District								
Total Acres .571					Res Exem								
Chapter Lan													
GIS ID F_881436_2829497					Assoc Pid#								
										Total	2,530,100	2,530,100	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TEDESCHI TERRENCE C JR & RYAN NIN			44711 0230	09-04-2014	U	I	915,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SMIT KORNELIS & KATHERINE TTS			17425 0143	05-05-1999	U	I	1	1F	2023	1010	958,200	2022	1010	883,700	2021	1010	674,400
										1010	1,422,900		1010	1,297,300		1010	845,300
										1010	56,400		1010	56,400		1010	56,400
										Total	2,437,500	Total	2,237,400	Total		1,576,100	

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																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0100																		
NOTES																		
										Total Appraised Parcel Value	2,530,100							

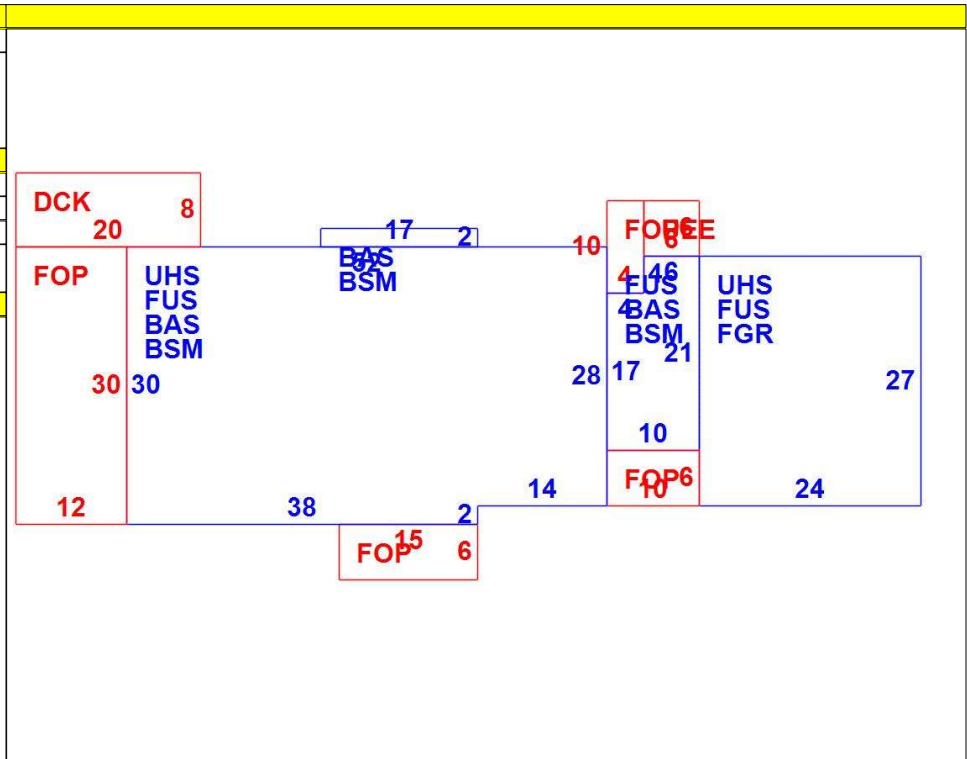
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-29	02-02-2023	RM	Remodel	75,000		100	08-01-2023	FRAME & FINISH BASEMENT T		06-03-2017	JLF	5	1	00	Measure & Listed
2016-393	11-15-2016	BP	Bldg Permit	55,000	06-03-2017	100		18' X 38' IN GRD GUNITE POOL		05-14-2015	SJD	9		01	Measure - No Entry
2016-111	04-14-2016	NC	New Construct	635,000	06-03-2017	100		SINGLE FAMILY 1ST FL: 1790'		04-12-2013	VGS			20	Field Review
2016-110	04-14-2016	DM	Demolish	13,500	06-03-2017	100		DEMO EXISTING DWELLING		02-27-2008	KP		1	00	Measure & Listed
191	12-15-2010	MN	Maintenance	12,700		100		RPL 34 WINDOWS							

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	24,852 SF	12.96	1.00000	5	1.00	0100	3.519		1.0000	45.61	1,133,400	
Total Card Land Units					0.57 AC	Parcel Total Land Area					0.57	Total Land Value				1,133,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1760	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1140				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1760				

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

COST / MARKET VALUATION	
Net Other Adj	1,294,880
Replace Cost	93,860
Year Built	2016
Effective Year Built	2015
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	94
Cns Sect Rcnd	1,305,400
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
SPL2	Ing Pool-Good	L	684	89.00	2017	E	100	B	1.50	91,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,760	1,760	1,760	239.70	421,879
BSM	Basement	0	1,760	352	47.94	84,376
DCK	Deck	0	160	16	23.97	3,835
FGR	Garage	0	648	259	95.81	62,083
FOP	Open Porch	0	550	83	36.17	19,895
FUS	Finished Upper Story	2,374	2,374	2,374	239.70	569,057
UEE	Unfin. Enclosed Entry	0	36	13	86.56	3,116
UHS	Unfinished Half Story	0	2,180	545	59.93	130,639
Ttl Gross Liv / Lease Area		4,134	9,468	5,402		1,294,880

