

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
TAMVAKOLOGOS JOHN TAMVAKOLOGOS MARIA G 2 BEECHWOOD LANE MILTON MA 02186			0	Water	0	Two-Way	0	Excellent	Description	Code		Appraised	Assessed
			0	Sewer	0	Paved	0	Average	RESIDNTL	1010		316,000	316,000
			SUPPLEMENTAL DATA			0	Light			RES LAND		1010	710,900
								RESIDNTL	1010	4,800	4,800		
			Alt Prcl ID Scnd Home 500759 Tax Class T Tot Fin Area 1600 Total Acres .103 Chapter Lan GIS ID F_887626_2848441			Cyclical Exemption W W District SEAWALL 2 G1 OF Res Exem Assoc Pid#			Total		1,031,700	1,031,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TAMVAKOLOGOS JOHN	LCC	130297	06-16-2020	Q	I	693,500	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
1 OCEAN ROAD SOUTH LLC	LCC	127580	10-05-2018	Q	I	525,000	00	2023	1010	239,800	2022	1010	219,200	2021	1010	205,800
SERGI RICHARD J	LCC	98517	12-11-2000	U	I	1	1A		1010	541,300		1010	477,900		1010	378,500
									1010	2,700		1010	2,700		1010	2,700
								Total		783,800	Total		699,800	Total		587,000

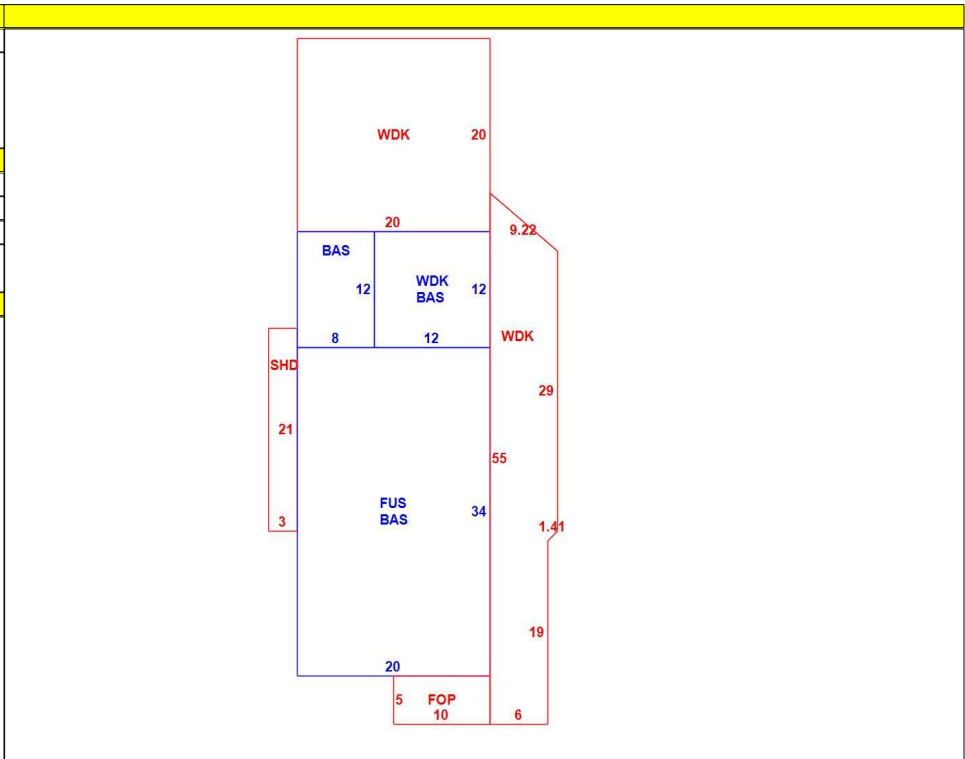
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0120					Appraised Bldg. Value (Card)						316,000
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						4,800
					Appraised Land Value (Bldg)						710,900
					Special Land Value						0
					Total Appraised Parcel Value						1,031,700
					Valuation Method						C
					Total Appraised Parcel Value						1,031,700

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	
QPO-22-16	07-28-2022	MN	Maintenance	77,400		100	07-28-2022	NEW CEADR SIDING & 8 VINYL	08-18-2020	SJT	10		20	Field Review	
QPO-22-84	05-05-2022	MN	Maintenance	50,000		100	05-05-2022	REPLACE 6 WINDOWS & 21 S	06-25-2019	SJD	9		01	Measure - No Entry	
QP-19-187	08-12-2019	MN		2,596		100	09-26-2019	Insulation	04-12-2013	VGS			20	Field Review	
116	05-02-2007	MN	Maintenance	0		100		EXISTING 14X24 DECK	08-28-2008	K-B		1	00	Measure & Listed	
12893	07-28-1993	RM	Remodel	9,000	10-05-1995	100		4X10FDK+WLKWY+OTHRDK							
12354	05-27-1992	RM	Remodel	32,000	10-05-1995	100		REPAIR STORM DAMAGE							

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	4,500 SF	46.67	1.00000	5	1.00	0120	2.096		W170,ES95	1.6150	157.98	710,900
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			710,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Colonial Residential	Bsmt Area	0	
Model	05	Ave/Good	Bsmt Type	06	
Grade	2		Unfin Area	0.00	None
Stories	1		CONDO DATA		
Occupancy	14	Wood Shingle	Parcel Id	C	Ownr
Exterior Wall 1				B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	12	Hardwood			383,117
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	03	Gas	Replace Cost		400,017
Heat Type	04	Forced Air-Duc	Year Built		1982
AC Type	03	Central	Effective Year Built		2000
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		316,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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
WDK	Deck	L	324	21.00	1980	A	70	C	1.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	920	920	920	222.87	205,042	
FOP	Open Porch	0	50	8	35.66	1,783	
FUS	Finished Upper Story	680	680	680	222.87	151,553	
SHD	Attached Shed	0	63	22	77.83	4,903	
WDK	Deck	0	889	89	22.31	19,836	
Ttl Gross Liv / Lease Area		1,600	2,602	1,719		383,117	

