

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NIKOPOULOS LAURIE ATT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
NIKOPOULOS FAMILY REALTY TRUS		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,061,200	1,061,200	
151 GURNET RD		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	1,437,400		1,437,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2244 Total Acres .181 Chapter Lan GIS ID F_887324_2849994					Cyclical Exemption W W District SEAWALL 2 G1 OF Res Exem		RESIDNTL	1010	18,600	18,600
										Total	2,517,200	2,517,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NIKOPOULOS LAURIE ATT		54954 255	05-12-2021	U	I	1 1A	1A	Year	Code	Assessed	Year	Code	Assessed
NIKOPOULOS EVANGELOS		54942 325	05-10-2021	U	I	1 1A	1A	2023	1010	844,800	2022	1010	782,000
NIKOPOULOS LAURIE ATT		50307 0110	09-19-2018	U	I	1 1A	1A		1010	1,163,700		1010	909,700
NIKOPOULOS EVANGELOS P		50143 0038	08-08-2018	U	I	1 1A	1A		1010	13,500		1010	13,500
NIKOPOULOS LAURIE ATT		48657 0235	07-12-2017	U	I	1 1A	1A	Total	2,022,000		Total	1,705,200	
										Total	1,488,200		

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,061,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	18,600
Appraised Land Value (Bldg)	1,437,400
Special Land Value	0
Total Appraised Parcel Value	2,517,200
Valuation Method	C
Total Appraised Parcel Value	2,517,200

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

NOTES											

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
2017-222	07-11-2017	NC	New Construct	9,400	04-07-2018	100		SINGLE FAMILY DWELL 1ST FL	03-20-2019	SJT	5		01	Measure - No Entry
2017-212	06-29-2017	DM	Demolish	13,500	04-07-2018	100		DEMO HOME	04-07-2018	JLF	5		00	Measure & Listed
12074	10-21-1991	AD	Addition	3,900	01-01-1993	100		DECK 12X22	11-10-2015	JLF	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									11-26-1999	K+B			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	7,927 SF	31.46	1.00000	5	1.00	0120	2.096		W275	2.7500	181.33	1,437,400
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			1,437,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	10	Custom +	Unfin Area	0.00	N/A
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	5				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	6				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	1,047,954
Replace Cost	69,085
Year Built	1,117,039
Effective Year Built	2017
Depreciation Code	2016
Remodel Rating	A
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	1,061,200
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
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,843	1,843	1,843	284.85	524,974
DCK	Deck	0	1,014	101	28.37	28,770
FNS	Finished 90% Story	342	380	342	256.36	97,418
FOP	Open Porch	0	288	43	42.53	12,248
FUS	Finished Upper Story	1,350	1,350	1,350	284.85	384,544
Ttl Gross Liv / Lease Area		3,535	4,875	3,679		1,047,954

