

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MIELE ERIN K			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	382,000	382,000	
60 OTTER ROCK RD				0 Medium		RES LAND	1010	475,500	475,500	
						RESIDNTL	1010	1,200	1,200	
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical 4								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 1940	District								
	Total Acres 1.048	Res Exem								
	Chapter Lan									
	GIS ID F_866565_2843534	Assoc Pid#								
						Total		858,700	858,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MIELE ERIN K	45008 0201	12-03-2014	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed
MIELE DANIEL V	34320 0268	03-30-2007	Q	I	540,000	00	2023	1010	295,600	2022	1010	270,500
WILLIAMS MICHAEL A JR	15894 0021	02-17-1998	Q	I	262,500	00		1010	510,300	2021	1010	324,300
							Total		805,900	Total		594,800
							Total			Total		557,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	382,000		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	1,200		
Appraised Land Value (Bldg)	475,500		
Special Land Value	0		
Total Appraised Parcel Value	858,700		
Valuation Method	C		
Total Appraised Parcel Value	858,700		

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-23-94	04-21-2023	MN	Maintenance	9,500		100	04-21-2023	STRIP & REROOF	12-06-2022	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									11-26-2007	KP			01	Measure - No Entry

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.130 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	6,100
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			475,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	Net Other Adj		450,709
Heat Type	05	Hot Water	Replace Cost		32,825
AC Type	01	None	Year Built		483,534
Bedrooms	4		Effective Year Built		1984
Full Baths	2		Depreciation Code		2000
Half Baths	1		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	294		Cns Sect Rcnd		382,000
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	960		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
SHD1	Shed	L	80	21.00	2015	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	978	978	978	202.48	198,021
BSM	Basement	0	960	192	40.50	38,875
DCK	Deck	0	224	22	19.89	4,454
FEP	Finished Enclosed Porch	0	120	72	121.49	14,578
FUS	Finished Upper Story	962	962	962	202.48	194,781
Ttl Gross Liv / Lease Area		1,940	3,244	2,226		450,709

