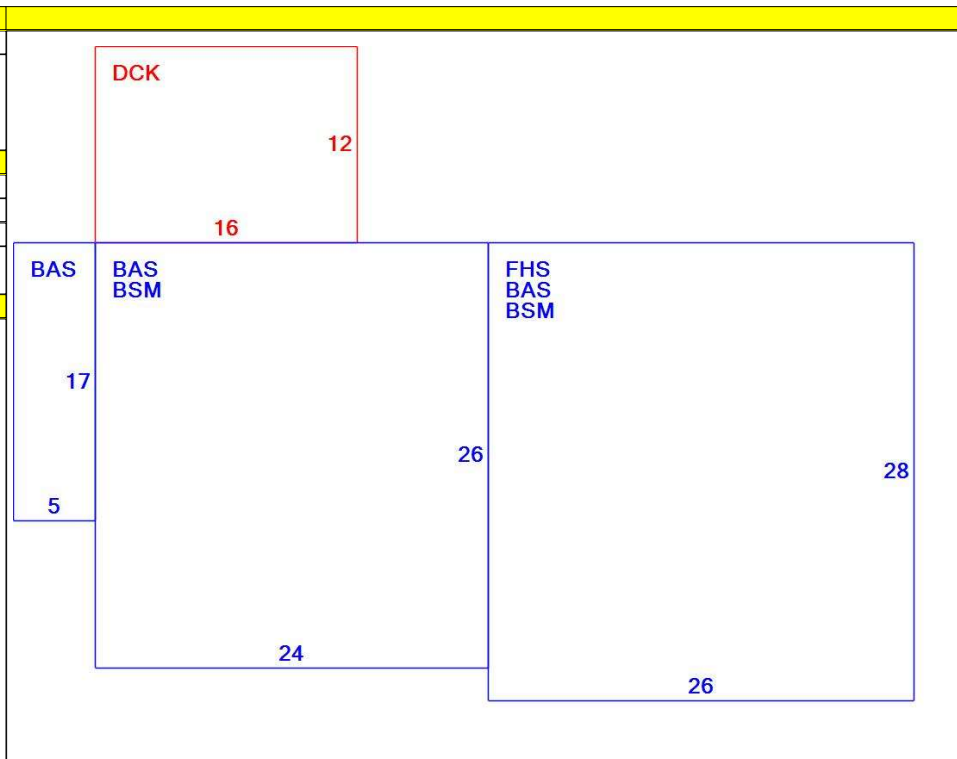


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MIANO MICHAEL P			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed						
MIANO PAMELA C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	393,300	393,300						
211 BIANCA RD		SUPPLEMENTAL DATA			RESIDNTL	1010	345,000	345,000							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1801 Total Acres 1.303 Chapter Lan GIS ID F_864470_2842457			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400						
						Total		739,700	739,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MIANO MICHAEL P		12547 0263	12-30-1993	Q	I	186,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	298,900	2022	1010	252,900		
									1010	496,800		1010	317,500		
									1010	900		1010	900		
						Total		796,600	Total	571,300	Total	558,400			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
8 ROOMS INCLUDES LOFT															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
13172	05-10-1994	NC	New Construct	4,000		100		8X12 PREFAB SHED	09-12-2018	SJD			20	Field Review	
									04-12-2013	VGS			20	Field Review	
									09-11-2007	BSB		1	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	37,200 SF	9.25	1.00000	5	1.00	0050	1.000		1.0000	9.25	344,100
1	1010	Single Family	RC	Undevelop	0.450 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	900
Total Card Land Units					1.30 AC	Parcel Total Land Area					1.30	Total Land Value			345,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1352	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	870				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1352				

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

COST / MARKET VALUATION	
Net Other Adj	451,593
Replace Cost	46,215
Year Built	1979
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	393,300
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
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,437	1,437	1,437	216.07	310,497
BSM	Basement	0	1,352	270	43.15	58,340
DCK	Deck	0	192	19	21.38	4,105
FHS	Finished Half Story	364	728	364	108.04	78,651
Ttl Gross Liv / Lease Area		1,801	3,709	2,090		451,593



211 BIANCA RD

