

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MILLER DEREK AND MELISSA		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	555,800	555,800
26 ORCHARD LN		SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	424,700	424,700
		Alt Prcl ID		Cyclical		5					
DUXBURY MA 02332		Scnd Home		Exemption							
		Tax Class T		W							
		Tot Fin Area 1927		District							
		Total Acres .72		Res Exem							
		Chapter Lan									
GIS ID F_875137_2847018		Assoc Pid#									
								Total		980,500	980,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MILLER DEREK AND MELISSA		53140 247	07-27-2020	Q	I	669,900	00	Year	Code	Assessed	Year	Code	Assessed			
HENDERSON ANDREA J		40295 0167	09-07-2011	U	I	1	1F	2023	1010	418,900	2022	1010	352,000			
HENDERSON ANDREW D		34753 0062	06-29-2007	Q	I	560,000	00		1010	456,400	2021	1010	291,600			
RUSINAK JOHN JR		20269 0238	07-30-2001	Q	I	450,000	00									
LATORRE JAMES J		12779 0221	04-01-1994	Q	I	265,000	00									
								Total		875,300	Total		643,600	Total		628,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

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
269	12-17-2010	MN	Maintenance	15,302		100		REPLACE CHIMNEY		08-18-2020	SJT	9		01	Measure - No Entry
198	06-24-2008	MS	Miscellaneous	96,361		100		RETAIN WALL 155'X18		04-12-2013	VGS			20	Field Review
										11-28-2007	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	PD	Primary	31,190 SF	10.69	1.00000	5	1.00	0060	1.341		ES95	0.9500	13.62	424,700
Total Card Land Units					0.72	AC	Parcel Total Land Area					0.72	Total Land Value			424,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1192	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			631,489
Interior Floor 2			Net Other Adj		46,320
Heat Fuel	02	Oil	Replace Cost		677,809
Heat Type	05	Hot Water	Year Built		1986
AC Type	03	Central	Effective Year Built		2003
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	6		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		82
Gas Fireplaces	0		Cns Sect Rcnld		555,800
Sq Ft Fin Bsmt	442		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1192		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,088	1,088	1,088	280.29	304,953
BSM	Basement	0	1,192	238	55.96	66,709
DCK	Deck	0	300	30	28.03	8,409
FNS	Finished 90% Story	889	988	889	252.20	249,176
FOP	Open Porch	0	50	8	44.85	2,242
Ttl Gross Liv / Lease Area		1,977	3,618	2,253		631,489

