

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHIMINIELLO FRANCIS			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CHIMINIELLO ROBYN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	525,800	525,800
PO BOX 535				0 Light		RES LAND	1010	2,489,300	2,489,300
GREEN HARBO MA 02041		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	23,300	23,300
Alt Prcl ID		Cyclical 8							
Scnd Home		Exemption							
Tax Class T		W W							
Tot Fin Area 1612		District SEAWALL 1 G1 OF							
Total Acres 2.208		Res Exem							
Chapter Lan									
GIS ID F_887367_2849594		Assoc Pid#							
							Total	3,038,400	3,038,400

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MILLER HARRY S TT		58118 6	07-21-2023	Q	I	3,200,000	00	Year	Code	Assessed	Year	Code	Assessed
CHIMINIELLO FRANCIS		5450 0200	09-08-1983	Q	I	233,000	00	2023	1010	515,600	2022	1010	427,500
									1010	2,368,400		1010	2,022,400
									1010	17,800		1010	17,800
							Total	2,901,800	Total	2,467,700	Total	1,315,500	

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)	525,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	23,300
Appraised Land Value (Bldg)	2,489,300
Special Land Value	0
Total Appraised Parcel Value	3,038,400
Valuation Method	C
Total Appraised Parcel Value	3,038,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

NOTES												
2 ROOMS LOWER LEVEL												

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
5	01-04-2008	RM	Remodel	8,000		100		BATHROOM			06-21-2021	SJD	10		01	Measure - No Entry
14097	06-24-1996	MN	Maintenance	2,000	09-26-1997	100		RENOVATE WINDOWS/DRS			04-12-2013	VGS			20	Field Review
											09-13-2008	BSB		1	07	Measure - Info @ Door

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	WP	Primary	34,400	SF 9.84	1.00000	5	1.00	0120	2.096		W350	3.5000	72.19	2,483,300
1	1010	Single Family	WP	Undevelop	1.424	AC 2,000.00	1.00000	0	1.00	0120	2.096			1.0000	0.10	6,000
Total Card Land Units					2.21	AC	Parcel Total Land Area					2.21	Total Land Value			2,489,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1512	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area		Full
Stories	1				
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			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1439				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1512				

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

COST / MARKET VALUATION	
Net Other Adj	525,065
Replace Cost	86,360
Year Built	1974
Effective Year Built	2007
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	14
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	86
Cns Sect Rcnd	525,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

14

DCK 10

10

12

4

DCK PTO 18

8

10

DCK10

10

27

57

BAS 25

2

BAS 25

2

CTH  
BAS  
BSM

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
FGR1	Garage - 1 Sto	L	600	52.00	1980	A	70	C	1.00	21,800
SHD1	Shed	L	100	21.00	2000	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,639	1,639	1,639	243.54	399,156
BSM	Basement	0	1,539	308	48.74	75,009
CTH	Cathedral Ceiling	0	1,539	154	24.37	37,505
DCK	Deck	0	440	44	24.35	10,716
PTO	Patio	0	220	11	12.18	2,679
Ttl Gross Liv / Lease Area		1,639	5,377	2,156		525,065



06/21/2021