

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MILLER WAYNE H			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MILLER CHERYL A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	157,600	157,600
31 CLIFFORD ST				0 Light		RES LAND	1010	374,900	374,900
SUPPLEMENTAL DATA						RESIDNTL	1010	2,600	2,600
SOUTHBOROU MA 01772		Alt Prcl ID Scnd Home 500487 Tax Class T Tot Fin Area 656 Total Acres .07 Chapter Lan		Cyclical Exemption W District SEAWALL 1 G2 Res Exem	8				
		GIS ID F_887399_2849039		Assoc Pid#		Total 535,100 535,100			

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MILLER WAYNE H	LCC	104552	11-26-2003	Q	I	300,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	168,400	2022	1010	149,000		
									1010	292,300		1010	245,400		
									1010	1,800		1010	1,800		
Total										462,500	Total		396,200	Total	320,700

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)	157,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	374,900
Special Land Value	0
Total Appraised Parcel Value	535,100
Valuation Method	C
Total Appraised Parcel Value	535,100

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
0120							

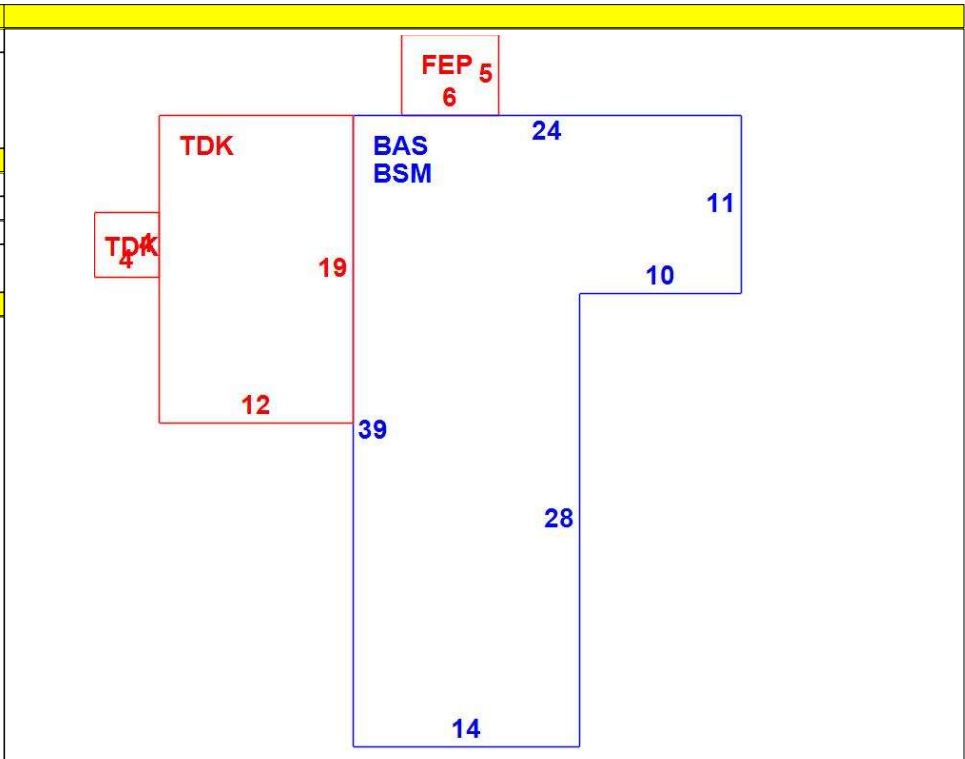
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BP-20-99 13382	10-19-2020 08-23-1994	MN MN	Maintenance Maintenance	24,000 2,000	03-17-2021	100 100		Remove/install new siding. Dem STRIP & REROOF

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpose/Result
03-17-2021	SJT	5		01	Measure - No Entry
08-18-2020	SJT	10		20	Field Review
03-19-2018	JLF	10		01	Measure - No Entry
04-12-2013	VGS			20	Field Review
09-20-1999	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	3,049 SF	56.14	1.00000	5	1.00	0120	2.096		ES95,V110	1.0450	122.96	374,900
Total Card Land Units					0.07	AC	Parcel Total Land Area					0.07	Total Land Value			374,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	656	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	Unfin Area	0.00	Partial
Stories	1				
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	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			151,611
Interior Floor 2			Net Other Adj		27,485
Heat Fuel	02	Oil	Replace Cost		179,096
Heat Type	05	Hot Water	Year Built		1935
AC Type	01	None	Effective Year Built		2009
Bedrooms	3		Depreciation Code		R
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		12
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		88
Gas Fireplaces	0		Cns Sect Rcnd		157,600
Sq Ft Fin Bsmt	656		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	656		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	228	21.00	1980	F	55	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	656	656	656	182.88	119,972
BSM	Basement	0	656	131	36.52	23,958
FEP	Finished Enclosed Porch	0	30	18	109.73	3,292
TDK	Trex Deck	0	244	24	17.99	4,389
Ttl Gross Liv / Lease Area		656	1,586	829		151,611

