

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LARKIN CAROLA TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
LARKIN FAMILY LIVING TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	408,100	408,100	
5 OTTER ROCK RD		SUPPLEMENTAL DATA			RES LAND	1010	446,800	446,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2036 Total Acres .938 Chapter Lan GIS ID F_866441_2844624			Cyclical Exemption W District Res Exem Assoc Pid#		Total		854,900	854,900

905
 DUXBURY, MA
VISION

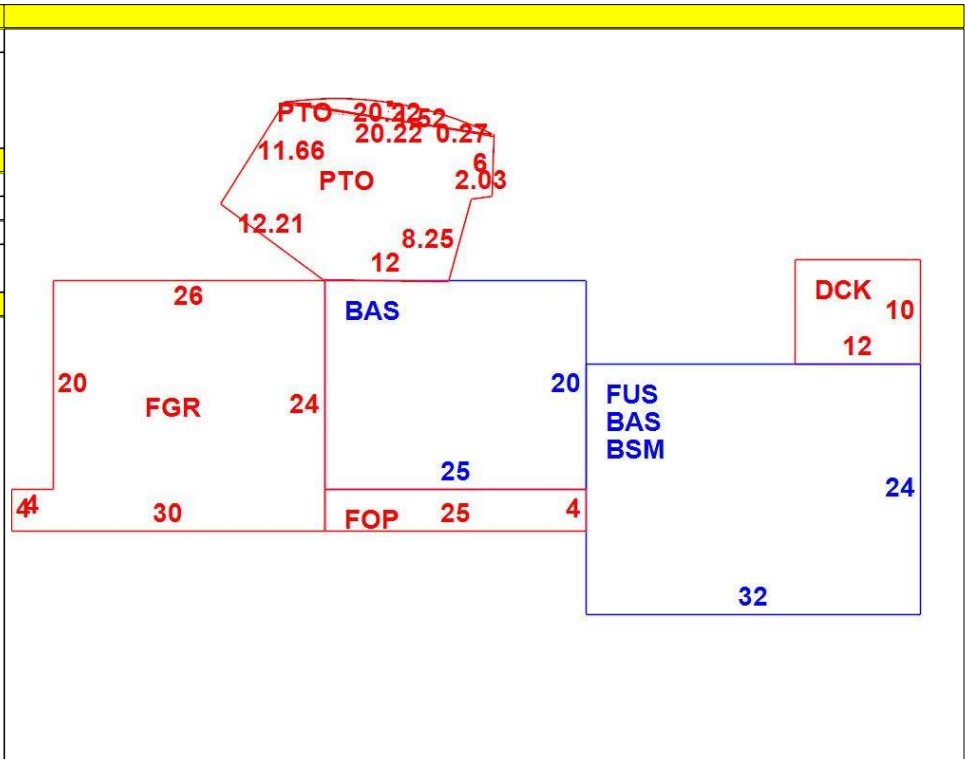
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LARKIN CAROLA TT	55168 120	06-18-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LARKIN PAUL E	5808 0156	10-02-1985	U	I	118,150	1	2023	1010	330,300	2022	1010	303,300	2021	1010	274,700
								1010	479,600		1010	304,700		1010	295,900
Total							809,900		Total		608,000		Total		570,600

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total		0.00						Appraised Bldg. Value (Card) 408,100				
Total		0.00						Appraised Xf (B) Value (Bldg) 0				
Total		0.00						Appraised Ob (B) Value (Bldg) 0				
Total		0.00						Appraised Land Value (Bldg) 446,800				
Total		0.00						Special Land Value 0				
Total		0.00						Total Appraised Parcel Value 854,900				
Total		0.00						Valuation Method C				
Total		0.00						Total Appraised Parcel Value 854,900				

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
BPO-22-106	03-24-2022	MN	Maintenance	22,000		100	03-24-2022	REPLACE RETAINING WALL W/	12-02-2022	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									05-29-2007	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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341	HI TRAFFIC CORNER-NEXT T	TN95	0.9500	445,900	
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	900	
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value				446,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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	Net Other Adj		485,810
Interior Floor 2			Replace Cost		30,713
Heat Fuel	02	Oil	Year Built		516,521
Heat Type	05	Hot Water	Effective Year Built		1984
AC Type	01	None	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		408,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	405		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	768		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	1,268	1,268	1,268	195.10	247,392
BSM	Basement	0	768	154	39.12	30,046
DCK	Deck	0	120	12	19.51	2,341
FGR	Garage	0	640	256	78.04	49,947
FOP	Open Porch	0	100	15	29.27	2,927
FUS	Finished Upper Story	768	768	768	195.10	149,840
PTO	Patio	0	344	17	9.64	3,317
Ttl Gross Liv / Lease Area		2,036	4,008	2,490		485,810

