

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LARGENT JEFFREYA		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LARGENT BETH MACLEOD		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	311,400	311,400	
46 TROUT FARM LN					Medium			RES LAND	1010	262,900	262,900	VISION
SUPPLEMENTAL DATA												
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1760 Total Acres .221 Chapter Lan	Cyclical 2 Exemption W District Res Exem								
			GIS ID F_862382_2834383	Assoc Pid#	Total		574,300	574,300				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
NEWCOMB LAWRENCE P		58058 194	06-30-2023	Q	I	580,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LARGENT JEFFREYA		44285 0347	05-02-2014	Q	I	327,000	00	2023	1010	284,000	2022	1010	257,900	2021	1010	231,300
CASE PETER T TT		42217 0322	11-09-2012	U	I	100	1A		1010	270,300		1010	221,100		1010	197,800
CASE PETER T		8006 0260	09-17-1987	Q	I	197,500	00	Total		554,300	Total		479,000	Total		429,100

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	311,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	262,900
Special Land Value	0
Total Appraised Parcel Value	574,300
Valuation Method	C
Total Appraised Parcel Value	574,300

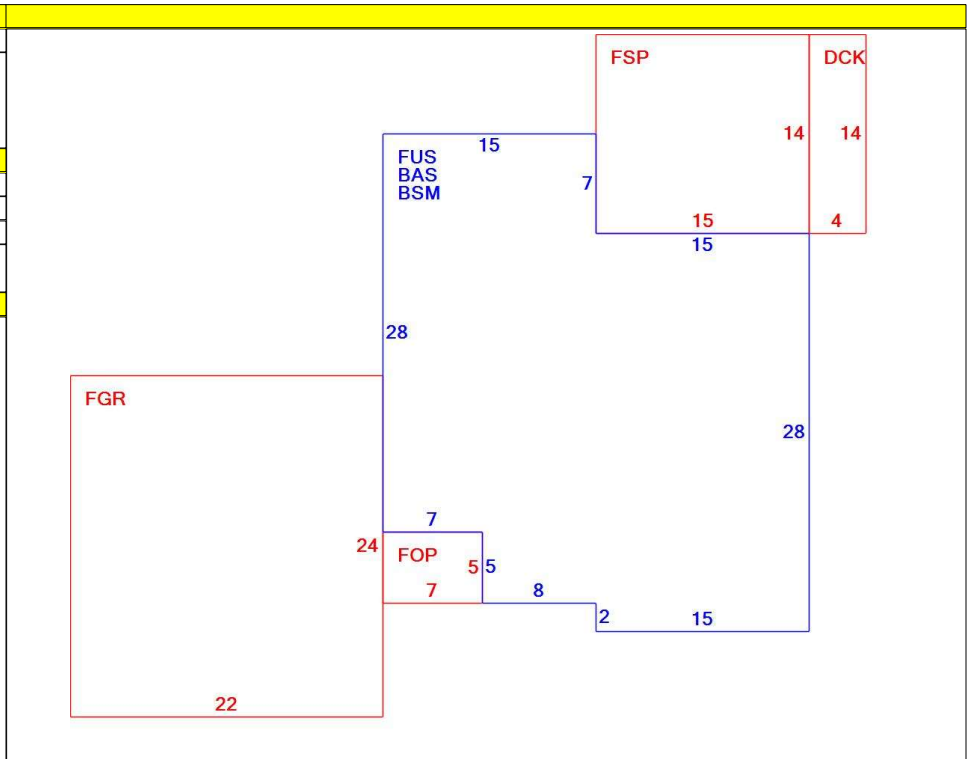
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-27	08-29-2023	MN	Maintenance	32,000		100		WEATHERIZATION, AIR SEALIN	10-02-2019	SJD	4		20	Field Review
2015-333	10-06-2015	MN	Maintenance	11,199		100		REPAIR PORCH ROOF DAMAG	07-29-2015	SJD	9		12	Property Estimated - No Ac
12740	04-12-1993	AD	Addition	2,700		100		14X14SCRMPRCH ON DEK	04-12-2013	VGS			20	Field Review
									10-09-2007	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	9,613 SF	27.35	1.00000	5	1.00	0050	1.000	EASMTS "M+N"	1.0000	27.35	262,900	
Total Card Land Units					0.22	AC	Parcel Total Land Area					0.22	Total Land Value			262,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	880	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Electric			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	720				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	880				

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

COST / MARKET VALUATION	
Net Other Adj	350,635
Replace Cost	43,550
Year Built	1984
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 Rcnld	311,400
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	880	880	880	159.38	140,254
BSM	Basement	0	880	176	31.88	28,051
DCK	Deck	0	56	6	17.08	956
FGR	Garage	0	528	211	63.69	33,629
FOP	Open Porch	0	35	5	22.77	797
FSP	Screened Porch	0	210	42	31.88	6,694
FUS	Finished Upper Story	880	880	880	159.38	140,254
Ttl Gross Liv / Lease Area		1,760	3,469	2,200		350,635

