

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LAROSE BRIAN E & EMILY			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
LAROSE DONALD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	404,600	404,600	
83 STAGECOACH RD		SUPPLEMENTAL DATA			RES LAND	1010	354,000	354,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2128 Total Acres 1.260 Chapter Lan GIS ID F_866000_2834140			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,900	3,900	
							Total	762,500	762,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LAROSE BRIAN E & EMILY		55990 257	11-09-2021	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed
CARLETON DENISE		17713 0218	07-29-1999	Q	I	353,000	00	2023	1010	309,100	2022	1010	254,000
TERRIO JOHN W SR		15440 0238	08-29-1997	Q	I	287,000	00		1010	509,500		1010	323,800
READER-MERLIN, PATRICIA ANN &		9912 0304	08-27-1990	Q	I	210,000	00		1010	1,500		1010	1,500
							Total	820,100	Total	579,300	Total	550,000	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY				
Total			0.00						Appraised Bldg. Value (Card)				404,600
									Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				3,900
									Appraised Land Value (Bldg)				354,000
									Special Land Value				0
									Total Appraised Parcel Value				762,500
									Valuation Method				C
							Total Appraised Parcel Value				762,500		

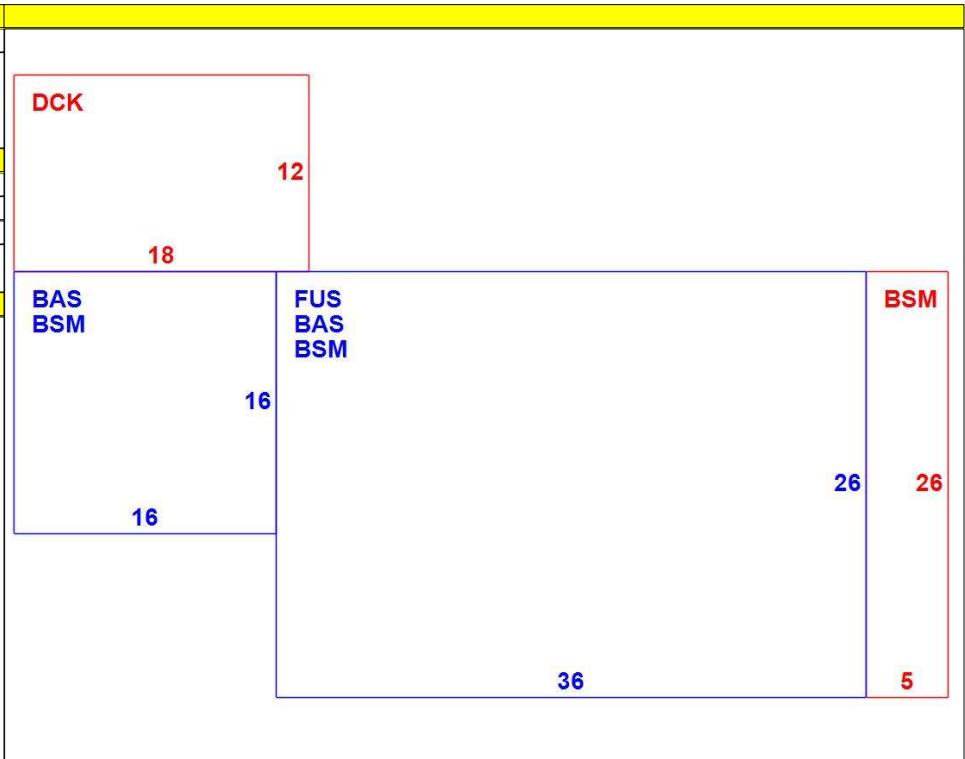
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-482	11-03-2021	DM	Demolish	500	03-03-2022	100	11-10-2021	REMOVE 15 x 6 DECK SECTIO	03-03-2022	SJT	5		01	Measure - No Entry
BPO-21-396	11-02-2021	AD	Addition	50,000	03-03-2022	100	11-03-2021	ADD 100 SF DECK EXTENS/	11-03-2020	SJT	10		20	Field Review
276	06-15-2004	MS	Miscellaneous	8,000	04-02-2005	100		15 X 30 POOL,ABV GRN	04-12-2013	VGS			20	Field Review
BPO-22-132		MN	Maintenance	3,386		100		INSULATE ATTIC & BASEMENT	11-10-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.100	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,500
1	1010	Single Family	WP	Undevelop	0.240	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	500
Total Card Land Units					1.26	AC	Parcel Total Land Area					1.26	Total Land Value		354,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1322	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	352				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1322				

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

COST / MARKET VALUATION			
Net Other Adj			534,636
Replace Cost			35,235
Year Built			1972
Effective Year Built			1992
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			29
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			71
Cns Sect Rcnd			404,600
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
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SPL4	Above Ground	L	450	8.00	2004	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,192	1,192	1,192	221.47	263,996
BSM	Basement	0	1,322	264	44.23	58,469
DCK	Deck	0	216	22	22.56	4,872
FUS	Finished Upper Story	936	936	936	221.47	207,299
Ttl Gross Liv / Lease Area		2,128	3,666	2,414		534,636

