

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LARSEN DUANE E		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
LARSEN JULIANNE F OBRIEN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	509,700	509,700
85 FRANKLIN ST				0	Medium			RES LAND	1010	447,300	447,300
SUPPLEMENTAL DATA								RESIDNTL	1010	30,100	30,100
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		3							
	Scnd Home	District		Res Exem							
	Tax Class T	Assoc Pid#									
	Tot Fin Area 2986										
	Total Acres .948										
	Chapter Lan										
	GIS ID F_868998_2853585										
									Total	987,100	987,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LARSEN DUANE E	13287	0002	11-30-1994	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	386,000	2022	1010	352,600	
									1010	480,100		1010	305,100	
									1010	20,200		1010	20,200	
									Total	886,300	Total	677,900	Total	619,200

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	509,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	30,100
Appraised Land Value (Bldg)	447,300
Special Land Value	0
Total Appraised Parcel Value	987,100
Valuation Method	C
Total Appraised Parcel Value	987,100

NOTES											

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-23-29	09-21-2023	MN	Maintenance	80,000		100		REPLACE 23 WINDOWS	03-18-2021	SJT	5		01	Measure - No Entry
BPO-20-296	11-09-2020	RM	Remodel	20,000	03-18-2021	100		Remodel existing bathroom on 1	04-12-2013	VGS			20	Field Review
100	05-18-2011	DM	Demolish	24,850		100		EXISTING CHIMNEY	10-25-2012	KP	6		30	Quality Control
270	09-05-2007	NC	New Construct	45,000		100		DET GARAGE/BARN REPL	09-17-2008	KP		1	00	Measure & Listed
141	05-15-2007	MN	Maintenance	3,500		100		UPGRADE BARN FOUNDAT						
74	03-30-2007	DM	Demolish	11,000	09-06-2007	100		20X32 BARN,SAVE FOUN						
20010315	08-07-2001	RM	Remodel	15,000	08-09-2003	100		KITCHEN						

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	LOCATED VERY CLOSE TO T	L95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.030	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.07	1,400
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			447,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	280	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			691,736
Interior Floor 2			Net Other Adj		26,080
Heat Fuel	03	Gas	Replace Cost		717,817
Heat Type	05	Hot Water	Year Built		1850
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		509,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	280		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
BRN3	Barn - 1 St w/L	L	680	52.00	2008	G	85	C	1.00	30,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,651	1,651	1,651	225.25	371,884
BSM	Basement	0	280	56	45.05	12,614
FUS	Finished Upper Story	1,335	1,335	1,335	225.25	300,706
PTO	Patio	0	576	29	11.34	6,532
Ttl Gross Liv / Lease Area		2,986	3,842	3,071		691,736

