

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
LAROSE DONALD R TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
LAROSE COLLEEN B TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,172,600	1,172,600		
50 BAYBERRY LN				0	Medium			RES LAND	1010	530,800	530,800		
								RESIDNTL	1010	12,300	12,300		
<b>SUPPLEMENTAL DATA</b>												<b>VISION</b>	
Alt Prcl ID				Cyclical 9									
Scnd Home				Exemption									
Tax Class T				W									
DUXBURY	MA	02332	Total Acres 1.008				District Res Exem						
GIS ID F_878727_2835391				Assoc Pid#				Total				1,715,700	1,715,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LAROSE DONALD R TT		56471 76	02-22-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
LAROSE DONALD R		48941 0048	09-19-2017	U	I	1,148,000	1V	2023	1010	894,800	2022	1010	819,700	2021	1010	670,600					
AVERNA RUSSELL		44640 0092	08-15-2014	U	I	1	1		1010	631,300		1010	486,700		1010	405,600					
AVERNA RUSSELL		41676 0330	07-20-2012	U	I	1	1A		1010	8,900		1010	1,200		1010	1,200					
AVERNA RUSSELL & HODGKINSON SUS		30943 0326	07-18-2005	U	I	1,189,000	1	Total									1,535,000	Total	1,307,600	Total	1,077,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

  

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										1,172,600				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										12,300				
Appraised Land Value (Bldg)										530,800				
Special Land Value										0				
Total Appraised Parcel Value										1,715,700				
Valuation Method										C				
Total Appraised Parcel Value										1,715,700				

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
EPO-22-286	06-07-2022	EL	Electric			100	08-03-2023	INSTALL GENERATOR			03-14-2019	SJT	5	1	01	Measure - No Entry
2018-44	02-23-2018	BP	Bldg Permit	0	05-31-2018	100		IN CONJUNCTION WITH BP 20			05-31-2018	SJD	9	1	07	Measure - Info @ Door
2018-36	02-09-2018	AD	Addition	213,100	05-31-2018	100		REMOVE 590' OF WALL, CEILI			04-12-2013	VGS			20	Field Review
68	03-03-2006	RM	Remodel	10,000		100		INT REM/STRUCTU BEAM			07-31-2006	KP	1	00	Measure & Listed	
36	12-19-2005	MS	Miscellaneous			100		10X12 SHED								
63	10-27-2005	MS	Miscellaneous	11,771	12-05-2005	100		REPL WINDOWS								

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	0080	1.503			1.0002	526,100	
1	1010	Single Family	RC	Residual	0.090 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	4,700	
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value				530,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2121	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	909				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2121				

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

COST / MARKET VALUATION	
Net Other Adj	1,268,790
Replace Cost	79,080
Year Built	1,347,872
Effective Year Built	1900
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	1,172,600
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	120	21.00	2005	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,465	2,465	2,465	182.56	450,010
BSM	Basement	0	2,121	424	36.49	77,405
FGR	Garage	0	864	346	73.11	63,166
FHS	Finished Half Story	179	357	179	91.54	32,678
FOP	Open Porch	0	1,263	189	27.32	34,504
FUS	Finished Upper Story	2,661	2,661	2,661	182.56	485,792
SLB	Slab	0	144	0	0.00	0
TQS	Three Quarter Story	306	408	306	136.92	55,863
UHS	Unfinished Half Story	0	1,196	299	45.64	54,585
WDK	Deck	0	808	81	18.30	14,787
Ttl Gross Liv / Lease Area		5,611	12,287	6,950		1,268,790

