

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LARKIN ROBERT F		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
LARKIN LEE R		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	786,900	786,900	
PO BOX 175				0	Light			RES LAND	1010	1,282,900	1,282,900	
DUXBURY MA 02331								RESIDNTL	1010	39,600	39,600	
SUPPLEMENTAL DATA												
Alt Prcl ID				Cyclical		8						
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 3248				District								
Total Acres .929				Res Exem								
Chapter Lan												
GIS ID F_880819_2839931				Assoc Pid#								
									Total	2,109,400	2,109,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LARKIN ROBERT F	LCC	134266	08-01-2022	Q	I	2,500,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
LAMARCHE MORGAN TT	LCC	132727	09-27-2021	U	I	100	1A	2023	1010	657,800	2022	1010	546,900	2021	1010	506,600
LAMARCHE MORGAN	LCC	1141370	12-14-2009	U	I	775,000	1		1010	1,118,900		1010	761,300		1010	647,400
									1010	28,200		1010	28,200		1010	28,200
									Total	1,804,900	Total	1,336,400	Total	1,182,200		

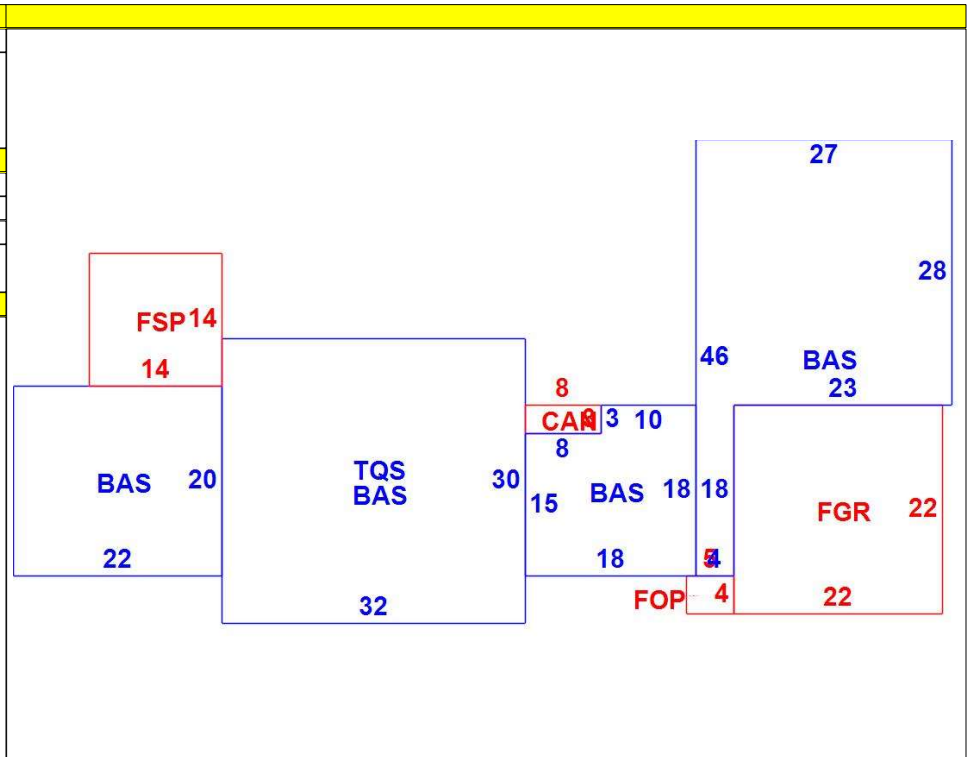
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0090											
NOTES											
										Total Appraised Parcel Value	2,109,400
										Total Appraised Parcel Value	2,109,400

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
2016-326	10-03-2016	BP	Bldg Permit	39,000	07-30-2018	100		16' X 32' OVAL INGRD HEATED		10-26-2022	SJD	9	1	00	Measure & Listed
9	01-20-2010	RM	Remodel	142,000		100		KIT,NEWGDR,771'AD		07-30-2018	JLF	5	1	07	Measure - Info @ Door
264	06-11-2004	MN	Maintenance	11,000		100		STRIP & REROOF HOUSE		04-12-2013	VGS			20	Field Review
BPO-23-60		RM	Remodel	85,000		100		RENO 1ST FL MASTER BATH/B		06-30-2010	KP		1	12	Property Estimated - No Ac

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	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.011	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	3.02	1,500
					Total Card Land Units	0.93	AC	Parcel Total Land Area				0.93	Total Land Value			1,282,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	08	Excellent	Unfin Area	0.00	Crawl
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		895,859
Interior Floor 2			Replace Cost		29,925
Heat Fuel	03	Gas	Year Built		1956
Heat Type	04	Forced Air-Duc	Effective Year Built		2006
AC Type	03	Central	Depreciation Code		E
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnld		786,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
SPL2	Ing Pool-Good	L	425	89.00	2016	E	100	C	1.00	37,800
PTO	Patio	L	169	15.00	2010	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,528	2,528	2,528	256.99	649,664
CAN	Canopy	0	24	2	21.42	514
FGR	Garage	0	484	194	103.01	49,856
FOP	Open Porch	0	20	3	38.55	771
FSP	Screened Porch	0	196	39	51.14	10,023
TQS	Three Quarter Story	720	960	720	192.74	185,031
Ttl Gross Liv / Lease Area		3,248	4,212	3,486		895,859

