

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LARKIN ROBERT F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
LARKIN LEE R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	138,500	138,500	
PO BOX 175				0 Light		RES LAND	1010	622,900	622,900	
SUPPLEMENTAL DATA						RESIDNTL	1010	2,600	2,600	
DUXBURY MA 02331	Alt Prcl ID	Scnd Home 500619	Tax Class T	Tot Fin Area 1121	Total Acres .26	Chapter Lan	GIS ID F_886939_2848479	Cyclical Exemption W	District Res Exem	Assoc Pid#
						Total		764,000	764,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LARKIN ROBERT F	44182	0320	03-28-2014	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed	
BIVIANO MICHAEL J SR	43134	0274	05-30-2013	U	I	285,000	1	2023	1010	106,600	2022	1010	87,900	
MERRY STANLEY H TT	17621	0266	06-30-1999	Q	I	220,000	00		1010	503,100		1010	424,900	
									1010	15,600		1010	15,600	
						Total		625,300	Total		528,400	Total		501,200

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	138,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	622,900
Special Land Value	0
Total Appraised Parcel Value	764,000
Valuation Method	C
Total Appraised Parcel Value	764,000

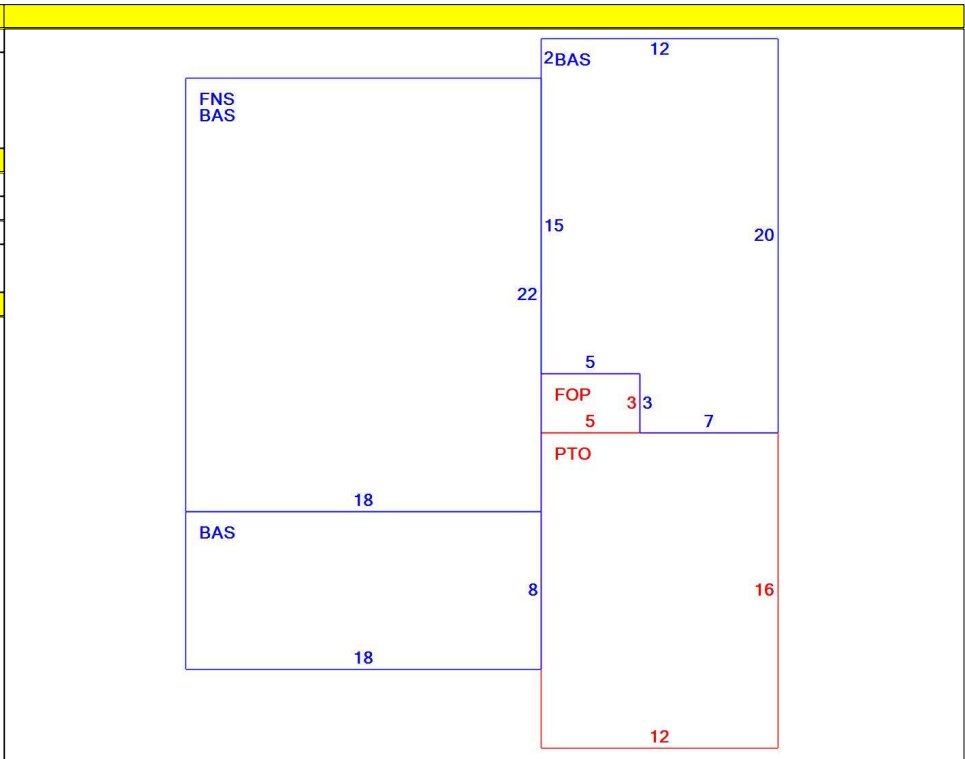
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

NOTES									
BULKHEAD LEADS TO 4' HIGH BASEMENT WITH PARTIAL DIRT FLOOR. ONLY ACCESS IS FROM OUTSIDE.									

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-23-62	04-10-2023	DM	Demolish	11,000		100		RAZE EXISTING GARAGE DAM	05-16-2023	SJT	2		21	Field Review + GIS
QPO-23-82	04-07-2023	MN	Maintenance	45,500		100	04-07-2023	REPLACE 8 WINDOWS & CEDA	05-05-2014	SJD	9	1	06	Inspection Only
QP-20-33	06-15-2020	MN	Maintenance	28,750		100		Strip and install wood shingle sidi	04-25-2014	SJD	9		01	Measure - No Entry
2014-22	10-29-2014	BP	Bldg Permit	3,800		100		8' X 12' UTILITY BLDG	04-12-2013	VGS			20	Field Review
2014-108	05-02-2014	RM	Remodel	8,000		100		IN CONJUNCTION WITH BP-20	03-17-2006	K/D		1	00	Measure & Listed
2014-100	04-23-2014	RM	Remodel	7,000		100		INSTALL ONE NEW SLIDER IN						

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	11,326 SF	24.02	1.00000	5	1.00	0120	2.096		V115,ES95	1.0925	55.00	
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			622,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	06	Conventional	Bsmt Area	0			
Model	01	Residential	Bsmt Type	02			
Grade	03	Average	Unfin Area	0.00	Crawl		
Stories	1.5						
Occupancy	1		CONDO DATA				
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own	
Exterior Wall 2					B	S	
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt	Condo Flr				
Interior Wall 1	02	Wall Board	Condo Unit				
Interior Wall 2	04	Plywood Panel	COST / MARKET VALUATION				
Interior Floor 1	12	Hardwood			195,691		
Interior Floor 2			Net Other Adj		8,000		
Heat Fuel	03	Gas	Replace Cost		203,692		
Heat Type	05	Hot Water	Year Built		1935		
AC Type	01	None	Effective Year Built		1989		
Bedrooms	2		Depreciation Code		A		
Full Baths	1		Remodel Rating				
Half Baths	0		Year Remodeled				
Extra Fixtures	0		Depreciation %		32		
Total Rooms	6		Functional Obsol				
Bath Style	01	Old Style	External Obsol				
Kitchen Style	01	Old Style	Trend Factor		1.000		
Extra Kitchens	0		Condition				
Fireplaces	1		Condition %				
Extra Openings	0		Percent Good		68		
Gas Fireplaces	0		Cns Sect Rcnld		138,500		
Sq Ft Fin Bsmt	0		Dep % Ovr				
FBM Quality			Dep Ovr Comment				
Foundation	05	Conc Block	Misc Imp Ovr				
Bsmt Garage	0		Misc Imp Ovr Comment				
Bsmt Area	0		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	2014	G	85	B	1.50	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	765	765	765	172.72	132,131	
FNS	Finished 90% Story	356	396	356	155.27	61,488	
FOP	Open Porch	0	15	2	23.03	345	
PTO	Patio	0	192	10	9.00	1,727	
Ttl Gross Liv / Lease Area		1,121	1,368	1,133		195,691	

