

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SPRAGUE MEREDITH			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
88 WEST ST			0	Septic	0	Paved	0	Average	RESIDNTL	1010	250,000	250,000
DUXBURY MA 02332			<b>SUPPLEMENTAL DATA</b>				0	Medium	RES LAND	1010	473,200	473,200
Alt Prcl ID			Cyclical 5						RESIDNTL	1010	12,000	12,000
Scnd Home			Exemption									
Tax Class T			W									
Tot Fin Area 1416			District									
Total Acres .998			Res Exem									
Chapter Lan												
GIS ID F_874523_2844096			Assoc Pid#									
										Total	735,200	735,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
SPRAGUE MEREDITH	57197 133	09-01-2022	Q	I	690,000	00	Year	Code	Assessed	Year	Code	Assessed
LINTON ROBERT D & RECK SUSAN M T	41576 0245	06-28-2012	U	I	1	1A	2023	1010	267,000	2022	1010	234,700
LINTON ROBERT D	4506 0135	08-07-1978	U	I	37,500	1		1010	507,800		1010	322,700
								1010	8,000		1010	8,000
							Total		782,800	Total		565,400
							Total			Total		551,700

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

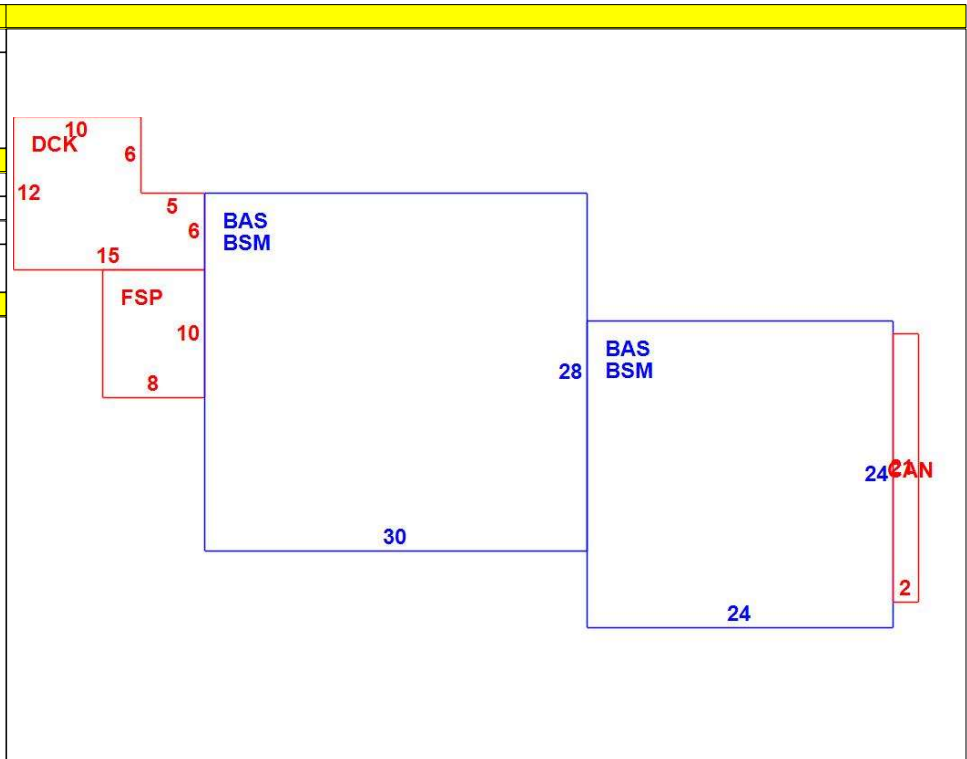
  

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										250,000				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										12,000				
Appraised Land Value (Bldg)										473,200				
Special Land Value										0				
Total Appraised Parcel Value										735,200				
Valuation Method										C				
Total Appraised Parcel Value										735,200				

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
2014-161	06-20-2014	BP	Bldg Permit	12,500	07-09-2019	100		ENLARGE EXISTING DECK BY			04-03-2023	SJD	9	1	00	Measure & Listed
516	12-03-2003	AD	Addition	52,000	01-08-2005	100		NEW 24X24 FAM ROOM			09-12-2019	SJT	10		00	Measure & Listed
12663	01-12-1993	AD	Addition	42,000	10-02-1995	100		BILVLDEK/REFRMSTRS			07-11-2019	SJT	5		01	Measure - No Entry
											04-12-2013	VGS			20	Field Review
											01-08-2005	KP		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	0060	1.341		1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.080	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,800	
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			473,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	01	Ranch		Bsmt Area	1416		
Model	01	Residential		Bsmt Type	04		
Grade	05	Ave/Good		Unfin Area	0.00	Full	
Stories	1			<b>CONDO DATA</b>			
Occupancy	1			Parcel Id		C	Owne
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2				Adjust Type	Code	Description	Factor%
Roof Structure	03	Gable		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	05	Drywall		<b>COST / MARKET VALUATION</b>			
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		313,175	
Heat Fuel	03	Gas		Replace Cost		38,968	
Heat Type	05	Hot Water		Year Built		1930	
AC Type	01	None		Effective Year Built		1992	
Bedrooms	2			Depreciation Code		G	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Depreciation %		29	
Total Rooms	6			Functional Obsol			
Bath Style	02	Average		External Obsol			
Kitchen Style	02	Average		Trend Factor		1.000	
Extra Kitchens	0			Condition			
Fireplaces	2			Condition %			
Extra Openings	0			Percent Good		71	
Gas Fireplaces	0			Cns Sect Rcnd		250,000	
Sq Ft Fin Bsmt	463			Dep % Ovr			
FBM Quality	04	Above Average		Dep Ovr Comment			
Foundation	05	Conc Block		Misc Imp Ovr			
Bsmt Garage	2			Misc Imp Ovr Comment			
Bsmt Area	1416			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
PTO	Patio	L	420	15.00	2018	E	100	B	1.50	9,500
SHD1	Shed	L	80	21.00	2018	E	100	B	1.50	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,416	1,416	1,416	180.61	255,742
BSM	Basement	0	1,416	283	36.10	51,112
CAN	Canopy	0	42	4	17.20	722
DCK	Deck	0	150	15	18.06	2,709
FSP	Screened Porch	0	80	16	36.12	2,890
Ttl Gross Liv / Lease Area		1,416	3,104	1,734		313,175

