

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SPRAGUE ROD			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
25 SHEPHERDS CROOK			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	921,600	921,600
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	474,600	474,600
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3770 Total Acres 1.028 Chapter Lan GIS ID F_874625_2844932			Cyclical 5 Exemption W District Res Exem Assoc Pid#				
						Total		1,396,200	1,396,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SPRAGUE ROD		9111 0090	04-28-1989	U	I	155,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	709,600	2022	1010	649,600
									1010	509,300		1010	323,600
								Total		1,218,900	Total		973,200
								Total			Total		796,100

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) 921,600
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 474,600
 Special Land Value 0
 Total Appraised Parcel Value 1,396,200
 Valuation Method C
 Total Appraised Parcel Value 1,396,200

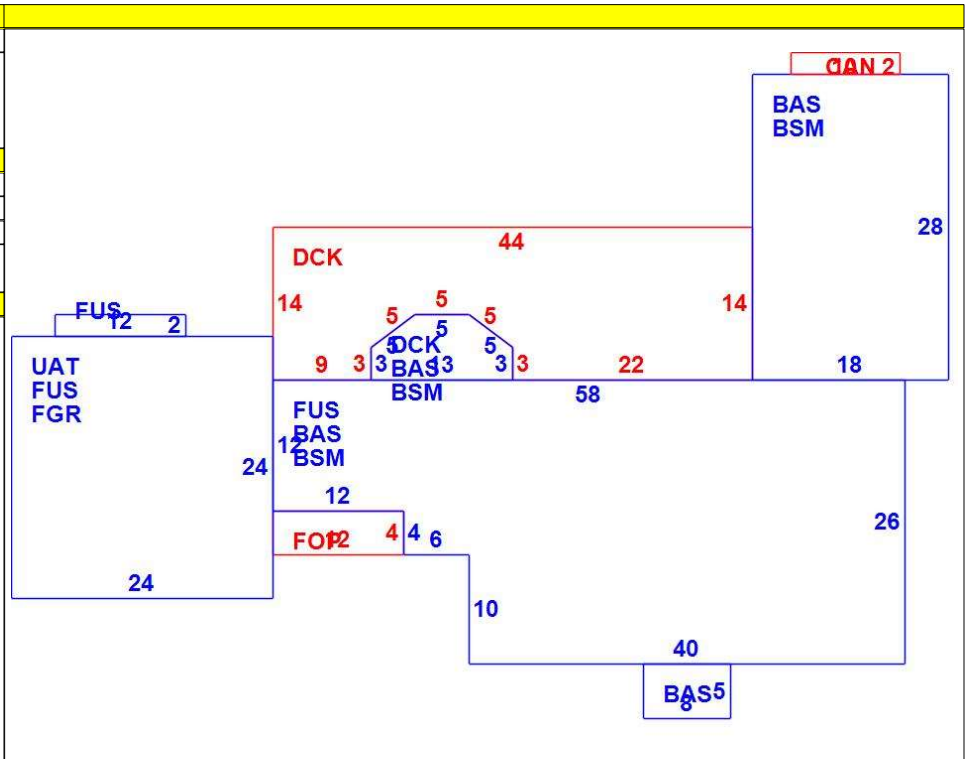
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES									
WALK-UP ATTIC									

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
129	09-18-2012	MN	Maintenance	9,800		100		STRIP & REROOF	10-15-2019	SJT	10		01	Measure - No Entry
11242	01-02-1989	NC	New Construct	220,000	05-08-1990	100			09-10-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									12-27-2007	BSB		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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341			11.74	469,400
1	1010	Single Family	RC	Residual	0.110	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.09	5,200
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value		474,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1850	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		992,895
Interior Floor 2	14	Carpet	Replace Cost		54,381
Heat Fuel	02	Oil	Year Built		1,047,277
Heat Type	05	Hot Water	Effective Year Built		1989
AC Type	01	None	Depreciation Code		2009
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		88
Extra Openings	0		Cns Sect Rcnd		921,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	527		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1850		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,890	1,890	1,890	219.33	414,529
BSM	Basement	0	1,850	370	43.87	81,151
CAN	Canopy	0	20	2	21.93	439
DCK	Deck	0	616	62	22.08	13,598
FGR	Garage	0	576	230	87.58	50,445
FOP	Open Porch	0	48	7	31.99	1,535
FUS	Finished Upper Story	1,880	1,880	1,880	219.33	412,336
UAT	Unfinished Attic	0	576	86	32.75	18,862
Ttl Gross Liv / Lease Area		3,770	7,456	4,527		992,895

