

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SPRAGUE STUART E SPRAGUE EMILY WATSON 80 FOX RUN		8 Sloping	0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	801,900	801,900
		SUPPLEMENTAL DATA				RES LAND	1010	539,700	539,700
DUXBURY MA 02332		Alt Prcl ID		Cyclical	6	RESIDNTL	1010	70,500	70,500
		Scnd Home		Exemption					
		Tax Class T		W	District				
		Total Acres 1.248		Res Exem					
		Chapter Lan		Assoc Pid#					
		GIS ID F_872075_2834548		Total 1,412,100 1,412,100					

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SPRAGUE STUART E		12628 0173	01-31-1994	U	I	396,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	610,500	2022	1010	572,000	2021	1010	486,900
									1010	641,800		1010	494,800		1010	412,400
									1010	38,600		1010	38,600			
								Total		1,290,900	Total		1,105,400	Total		899,300

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

ASSESSING NEIGHBORHOOD				NOTES				VISIT / CHANGE HISTORY			
Nbhd	Nbhd Name		B	Tracing		Batch					
0080											
								Appraised Bldg. Value (Card) 801,900			
								Appraised Xf (B) Value (Bldg) 0			
								Appraised Ob (B) Value (Bldg) 70,500			
								Appraised Land Value (Bldg) 539,700			
								Special Land Value 0			
								Total Appraised Parcel Value 1,412,100			
								Valuation Method C			
								Total Appraised Parcel Value 1,412,100			

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	
QPO-23-21	07-26-2023	MN	Maintenance	16,800		100		STRIP & REROOF	04-06-2021	SJT	5		07	Measure - Info @ Door	
BPO-20-298	11-17-2020	BP	Bldg Permit	49,500	04-22-2021	100		Install a 18x36' gunite pool	11-04-2020	SJT	10		20	Field Review	
BP-19-128	04-23-2019	BP		20,300		100	07-01-2019		04-12-2013	VGS			20	Field Review	
2017-264	08-14-2017	RM	Remodel	39,000		100	07-01-2019	REMODEL KITCHEN, WINDOW	03-12-2008	BSB			01	Measure - No Entry	
13071	01-11-1994	AD	Addition	850	09-28-1995	100		FINISH BASEMENT							
12903	08-03-1993	NC	New Construct	173,000	09-28-1995	100		44X28 2STORY							

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	VERY ODD SHAPE/VIEW AND	V110,SH95,	0.9928	13.06	522,300	
1	1010	Single Family	RC	Residual	0.330 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	17,400	
Total Card Land Units					1.25 AC	Parcel Total Land Area					1.25	Total Land Value					539,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2048	
Model	01	Residential	Bsmt Type	05	
Grade	08	Excellent	Unfin Area	0.00	Full Raised
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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		894,592
Interior Floor 2			Replace Cost		48,825
Heat Fuel	02	Oil	Year Built		1993
Heat Type	05	Hot Water	Effective Year Built		2006
AC Type	01	None	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	0		Cns Sect Rcnd		801,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	400		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	2048		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
SPL1	Ing Pool - Ave	L	648	64.00	2021	G	85	A	2.00	70,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,928	1,928	1,928	231.28	445,908
BSM	Basement	0	2,048	410	46.30	94,825
DCK	Deck	0	364	36	22.87	8,326
FOP	Open Porch	0	24	4	38.55	925
FUS	Finished Upper Story	1,220	1,220	1,220	231.28	282,162
TQS	Three Quarter Story	270	360	270	173.46	62,446
Ttl Gross Liv / Lease Area		3,418	5,944	3,868		894,592

