

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SPENSLEY GEOFFREY JR			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
SPENSLEY DANIELLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	488,900	488,900
82 STRAWBERRY LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	458,100	458,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2163 Total Acres .44 Chapter Lan GIS ID F_876604_2843579				RESIDNTL	1010	21,000	21,000
				Cyclical Exemption W District Res Exem	5				
				Assoc Pid#					
							Total	968,000	968,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SPENSLEY GEOFFREY JR		54267 278	01-26-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MASTRO RONALD & CHERYL TT		18494 0112	05-04-2000	U	I	100	1F	2023	1010	370,900	2022	1010	313,400	2021	1010	311,700
									1010	544,300		1010	428,800		1010	346,000
									1010	16,100		1010	16,100		1010	16,100
							Total	931,300		Total	758,300		Total	673,800		

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			Batch

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	488,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	21,000
Appraised Land Value (Bldg)	458,100
Special Land Value	0
Total Appraised Parcel Value	968,000
Valuation Method	C
Total Appraised Parcel Value	968,000

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
										10-08-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										09-09-1999	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	RC	Primary	19,166 SF	15.90	1.00000	5	1.00	0080	1.503		1.0000	23.90	458,100
Total Card Land Units					0.44 AC	Parcel Total Land Area					0.44	Total Land Value			458,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	1468			
Model	01	Residential	Bsmt Type	03			
Grade	06	Good	Unfin Area	0.00	Partial		
Stories	1.5						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	02	Oil					
Heat Type	05	Hot Water					
AC Type	01	None					
Bedrooms	3						
Full Baths	3						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	6						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	2						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	639						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	1468						

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		564,500	
Replace Cost		54,339	
Year Built		1980	
Effective Year Built		2000	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		21	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		79	
Cns Sect Rcnd		488,900	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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
FGR1	Garage - 1 Sto	L	576	52.00	1980	A	70	C	1.00	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,468	1,468	1,468	227.90	334,552
BSM	Basement	0	1,468	294	45.64	67,002
DCK	Deck	0	162	16	22.51	3,646
FHS	Finished Half Story	92	184	92	113.95	20,966
FOP	Open Porch	0	24	4	37.98	912
TQS	Three Quarter Story	603	804	603	170.92	137,422
Ttl Gross Liv / Lease Area		2,163	4,110	2,477		564,500

