

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SPRAGUE HALL PROPERTIES LLC 9 BEAVERBROOK LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	966,900	966,900	
				0	Light			RES LAND	1010	1,282,700	1,282,700	
SUPPLEMENTAL DATA						RESIDNTL	1010	39,400	39,400			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4442 Total Acres .928 Chapter Lan GIS ID F_881019_2839899				Cyclical Exemption W District Res Exem Assoc Pid#		8		Total		2,289,000	2,289,000	

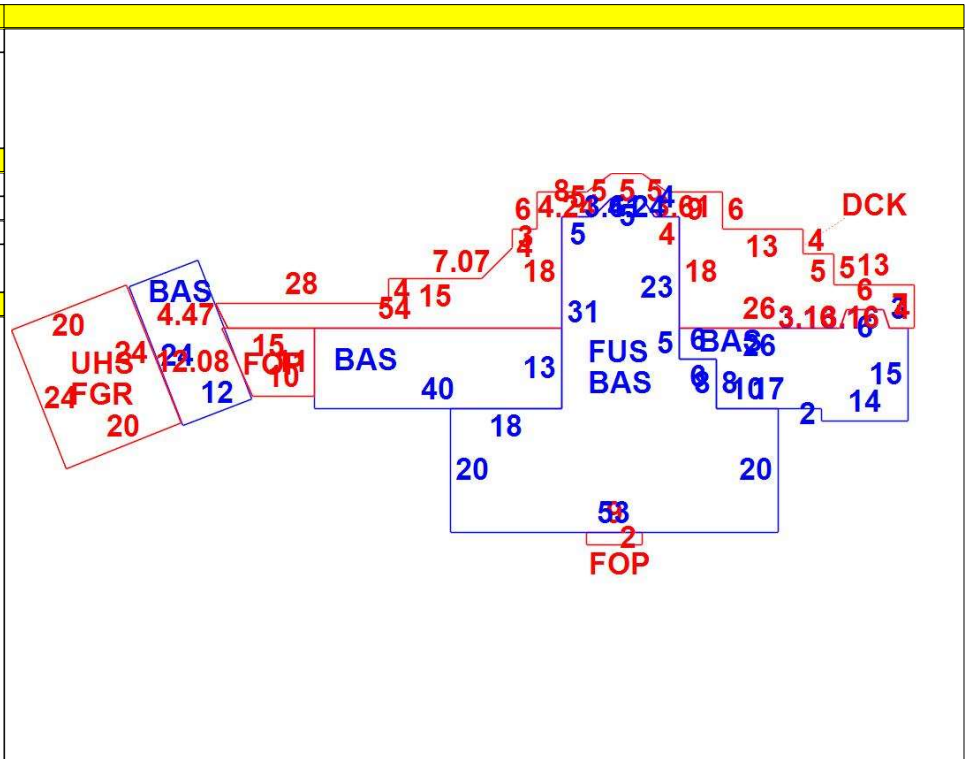
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SPRAGUE HALL PROPERTIES LLC		LCC	130792	09-18-2020	Q	I	1,791,476	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VENA EDWARD F		LCC66	0	10-22-1982	U	I	1	1A	2023	1010	960,100	2022	1010	864,100	2021	1010	825,200
										1010	1,118,900		1010	761,300		1010	647,400
										1010	25,600		1010	17,900		1010	19,700
Total									2,104,600		Total		1,643,300		Total		1,492,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					966,900				
0090										Appraised Xf (B) Value (Bldg)					0				
										Appraised Ob (B) Value (Bldg)					39,400				
										Appraised Land Value (Bldg)					1,282,700				
										Special Land Value					0				
										Total Appraised Parcel Value					2,289,000				
										Valuation Method					C				
										Total Appraised Parcel Value					2,289,000				

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
BPO-21-257	06-07-2021	MN	Maintenance	9,000		100	06-07-2021	Insulation and weatherization.		05-26-2021	SJT	5		11	Phone Interview
QPO-21-12	05-25-2021	MN	Maintenance	18,500	06-28-2021	100	05-26-2021	Remove/replace existing roof.		10-26-2020	SJT	9		01	Measure - No Entry
BPO-20-346	11-27-2020	RM	Remodel	20,000	05-26-2021	100	05-26-2021	Refurbish existing kitchen(approx		05-25-2018	JLF	7	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										09-27-2012	KP	6		30	Quality Control
										07-15-2008	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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.010	AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.98	1,300	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value					1,282,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1720	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	370.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			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	09	Pine/Soft Wood	Net Other Adj		1,217,731
Interior Floor 2	14	Carpet	Replace Cost		54,530
Heat Fuel	03	Gas	Year Built		1,272,261
Heat Type	04	Forced Air-Duc	Effective Year Built		1750
AC Type	03	Central	Depreciation Code		1997
Bedrooms	5		Remodel Rating		VG
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		966,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1720		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
SPL2	Ing Pool-Good	L	450	89.00	1980	A	70	C	1.00	28,000
SHD1	Shed	L	80	21.00	1988	F	55	C	1.00	900
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,009	3,009	3,009	235.81	709,557
DCK	Deck	0	1,005	101	23.70	23,817
FGR	Garage	0	480	192	94.32	45,276
FOP	Open Porch	0	156	23	34.77	5,424
FUS	Finished Upper Story	1,719	1,719	1,719	235.81	405,360
UHS	Unfinished Half Story	0	480	120	58.95	28,297
Ttl Gross Liv / Lease Area		4,728	6,849	5,164		1,217,731

