

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
URQUHART GERALD F (L/E)			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
URQUHART PAULA M (L/E)			0 No Sewer	0 Paved	0 Average	RESIDNTL	1040	407,100	407,100
378 WINTER ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1040	350,700	350,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2360 Total Acres 0.9377 Chapter Lan GIS ID F_859940_2833268			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1040	13,500	13,500
						Total	771,300	771,300	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
URQUHART GERALD F (L/E)		48518 0336	06-08-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
URQUHART GERALD F		4480 0286	06-29-1978	Q	I	52,000	00	2023	1040	325,200	2022	1040	304,100
									1040	370,200		1040	350,100
									1040	10,400		1040	10,400
						Total		705,800	Total	664,600	Total		590,500

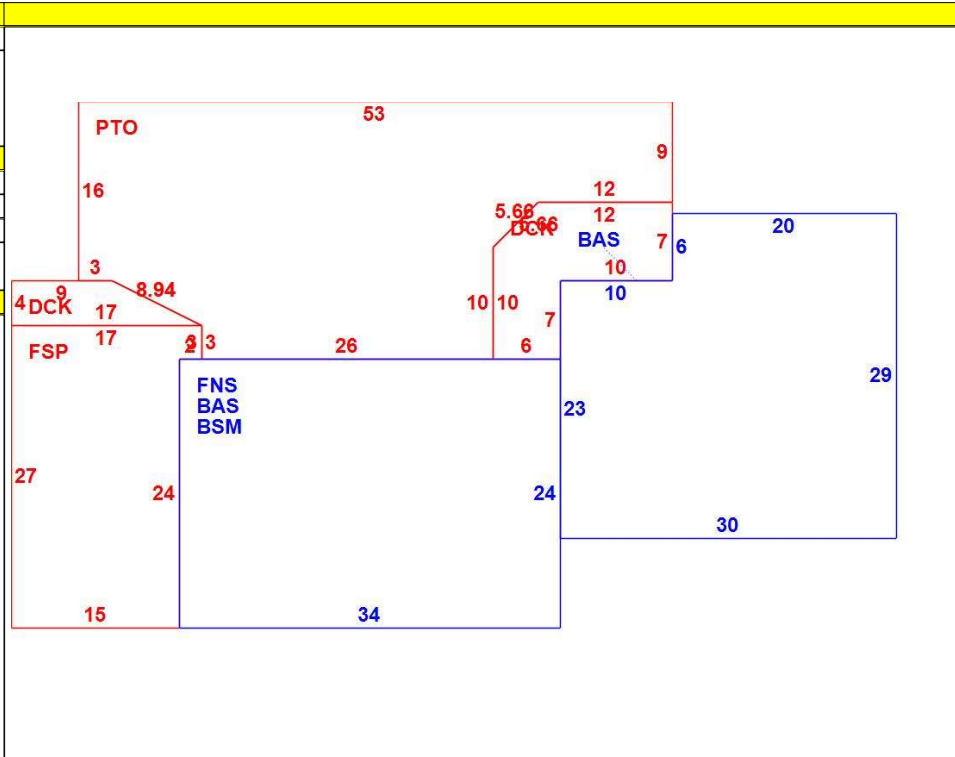
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									<b>APPRAISED VALUE SUMMARY</b>			
									Appraised Bldg. Value (Card) 407,100			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 13,500			
									Appraised Land Value (Bldg) 350,700			
									Special Land Value 0			
									Total Appraised Parcel Value 771,300			
									Valuation Method C			
									Total Appraised Parcel Value 771,300			

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
									04-12-2013	VGS			20	Field Review
									02-13-2013	AO	6	6	30	Quality Control
									04-25-2007	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	1040	Two Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1040	Two Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	700	
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value				350,700

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9		<b>CONDO DATA</b>		
Occupancy	2		Parcel Id      C      Owne		
Exterior Wall 1	14	Wood Shingle	B      S		
Exterior Wall 2			Adjust Type    Code    Description    Factor%		
Roof Structure	07	Gambrel	Condo Flr		
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Net Other Adj      539,136		
Interior Floor 1	12	Hardwood	Replace Cost      573,327		
Interior Floor 2			Year Built      1971		
Heat Fuel	02	Oil	Effective Year Built      1992		
Heat Type	05	Hot Water	Depreciation Code      A		
AC Type	01	None	Remodel Rating		
Bedrooms	4		Year Remodeled		
Full Baths	2		Depreciation %      29		
Half Baths	1		Functional Obsol		
Extra Fixtures	0		External Obsol		
Total Rooms	8		Trend Factor      1.000		
Bath Style	02	Average	Condition		
Kitchen Style	02	Average	Condition %		
Extra Kitchens	1		Percent Good      71		
Fireplaces	1		Cns Sect Rcnd      407,100		
Extra Openings	0		Dep % Ovr		
Gas Fireplaces	0		Dep Ovr Comment		
Sq Ft Fin Bsmt	192		Misc Imp Ovr		
FBM Quality	04	Above Average	Misc Imp Ovr Comment		
Foundation	06	Poured Conc	Cost to Cure Ovr		
Bsmt Garage	0		Cost to Cure Ovr Comment		
Bsmt Area	816				



**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
SHD1	Shed	L	48	21.00	1981	A	70	C	1.00	700
FGR1	Garage - 1 Sto	L	352	52.00	1981	A	70	C	1.00	12,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,626	1,626	1,626	201.77	328,083
BSM	Basement	0	816	163	40.31	32,889
DCK	Deck	0	198	20	20.38	4,035
FNS	Finished 90% Story	734	816	734	181.50	148,101
FSP	Screened Porch	0	411	82	40.26	16,545
PTO	Patio	0	942	47	10.07	9,483
Ttl Gross Liv / Lease Area		2,360	4,809	2,672		539,136

