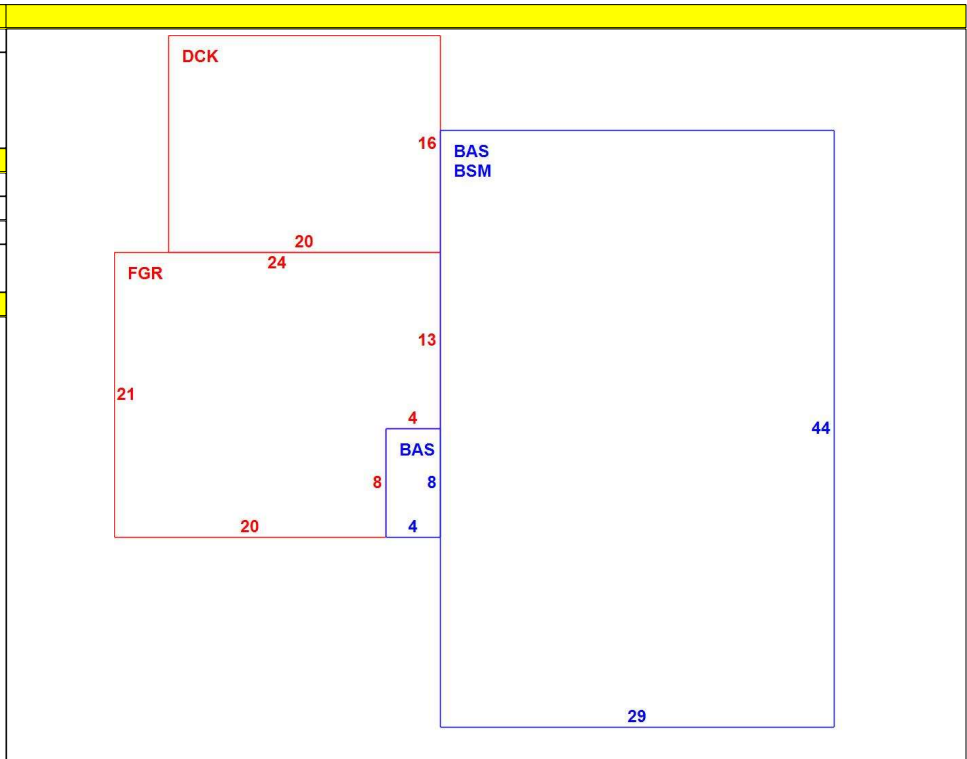


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MCGILL ROBERT P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
MCGILL PATRICIA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	182,500	182,500							
26 WINTER ST		SUPPLEMENTAL DATA				RES LAND	1010	359,500	359,500							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1308 Total Acres 1.188 Chapter Lan GIS ID F_864012_2836592		Cyclical 4 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	7,500	7,500							
						Total		549,500	549,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGILL ROBERT P		LCC 88186	06-29-1995	Q	I	162,000	00	Year	Code	Assessed	Year	Code	Assessed			
LADD CHRISTINE C		LCC 72690	01-29-1993	Q	I	150,000	00	2023	1010	196,500	2022	1010	171,300			
LADD CHRISTINE C		LCC 72690	01-17-1986	Q	I	142,450	00		1010	373,800		1010	308,100			
									1010	3,400		1010	3,400			
						Total		573,700	Total	482,800	Total	Total	429,800			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpose/Result
12017	08-28-1991	NC	New Construct	5,000	01-01-1992	100		POOL,ABOVE W/DECK			04-12-2013	VGS			20	Field Review
											10-23-2007	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000	350,000	
1	1010	Single Family	RC	Residual	0.270	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0106	9,500	
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value			359,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1276	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	05	Average	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			244,051
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	03	Gas	Replace Cost		257,051
Heat Type	05	Hot Water	Year Built		1966
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		182,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1276		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
WDK	Deck	L	216	21.00	1991	A	70	C	1.00	3,200
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SPL4	Above Ground	L	512	8.00	1991	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,308	1,308	1,308	136.80	178,934
BSM	Basement	0	1,276	255	27.34	34,884
DCK	Deck	0	320	32	13.68	4,378
FGR	Garage	0	472	189	54.78	25,855
Ttl Gross Liv / Lease Area		1,308	3,376	1,784		244,051



26 WINTER ST

