

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROMANO STEVEN X			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
112 WINTER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	521,800	521,800
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	343,800	343,800
Alt Prcl ID		Cyclical 2			RESIDNTL	1010	3,600	3,600	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2612		District							
Total Acres .85		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_862920_2835699									
Total							869,200	869,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
ROMANO STEVEN X	19667 0001	04-13-2001	U	I	199,000	1	Year	Code	Assessed	Year	Code	Assessed
BISHOP SARAH J	14060 0001	01-02-1996	U	I	1	1	2023	1010	394,400	2022	1010	359,900
BISHOP SARAH J	13194 0137	10-07-1994	U	I	100,000	1		1010	357,800		1010	296,400
								1010	2,400		1010	2,400
Total							754,600	Total	658,700	Total	566,700	

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	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	521,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	343,800
Special Land Value	0
Total Appraised Parcel Value	869,200
Valuation Method	C
Total Appraised Parcel Value	869,200

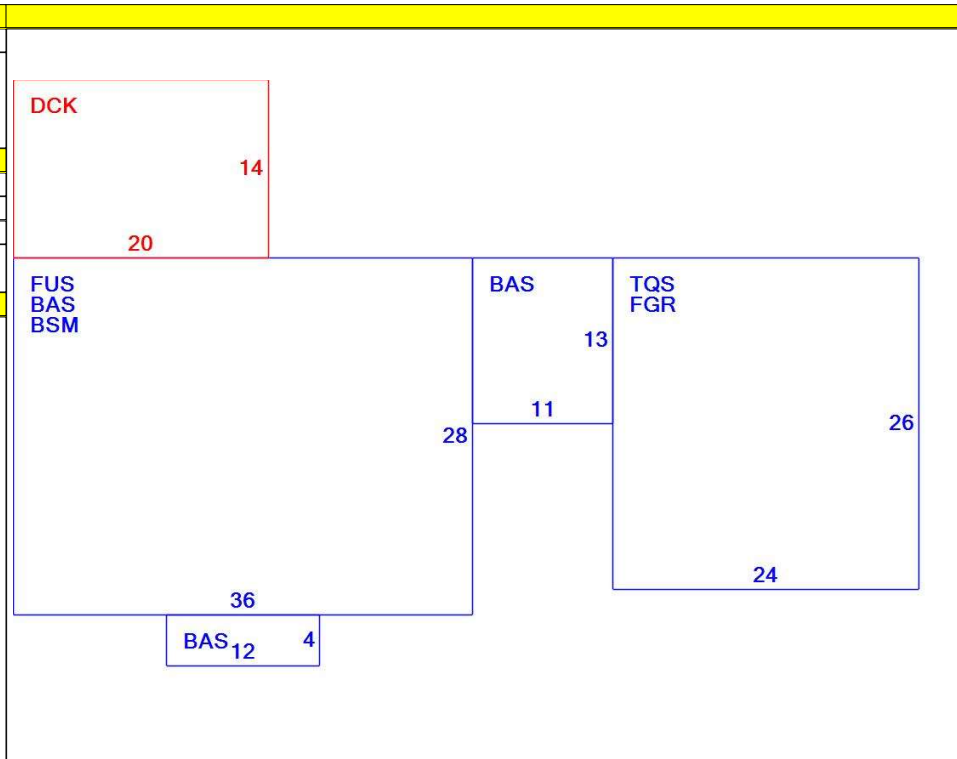
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
290	09-26-2008	NC	New Construct	20,000		100		FIN 2 LEVEL GARAGE	04-12-2013	VGS			20	Field Review
340	10-26-2007	NC	New Construct	248,000	06-08-2009	100		SN FAM 2226'&G 624'	02-13-2013	AO	6	6	30	Quality Control
339	10-26-2007	DM	Demolish	11,000	06-13-2008	100		SINGLE FAM DWELLING	08-23-2010	KP		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	37,026 SF	9.28	1.00000	5	1.00	0050	1.000		1.0000	9.29	343,800
Total Card Land Units					0.85 AC	Parcel Total Land Area					0.85	Total Land Value			343,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1008				

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

COST / MARKET VALUATION		
Net Other Adj		562,480
Replace Cost		17,290
Year Built		579,770
Effective Year Built		2008
Depreciation Code		2011
Remodel Rating		A
Year Remodeled		
Depreciation %		10
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		90
Cns Sect Rcnd		521,800
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
SHD1	Shed	L	242	21.00	1980	A	70	C	1.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,199	1,199	1,199	178.28	213,760
BSM	Basement	0	1,008	202	35.73	36,013
DCK	Deck	0	280	28	17.83	4,992
FGR	Garage	0	624	250	71.43	44,571
FUS	Finished Upper Story	1,008	1,008	1,008	178.28	179,708
TQS	Three Quarter Story	468	624	468	133.71	83,436
Ttl Gross Liv / Lease Area		2,675	4,743	3,155		562,480



112 WINTER ST