

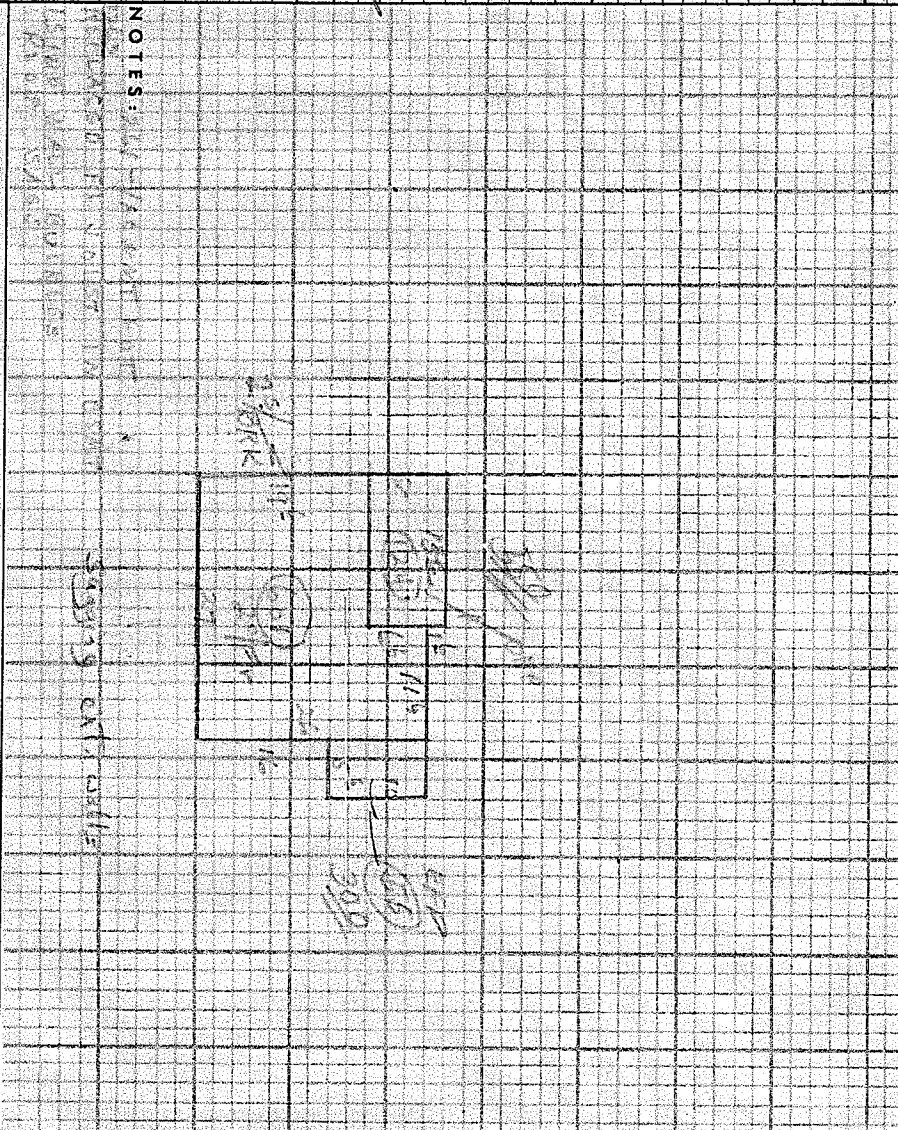
BUILDING PERMIT

OCCUPANCY		RANCH		CAPE		CONTEMPORARY		GAMBREL		DESCRIPTION of OBsolescence	
WO. FAMILY	HOTEL	SPLIT LEVEL	GARRISON	CONVENTIONAL	STRUCTURAL	SURPLUS CAP.	OVERBUILT	COMMERCIAL LOC	ECONOMIC	BLIGHTED AREA	AMOUNT
ROOMING HOUSE											
GAS STATION											
WAREHOUSE											
INDUSTRIAL											
FARM											

CONSTRUCTION

FOUNDATION	FLOORS		
	B	1	2
CONCRETE BLOCK			
BRICK OR STONE			
CEMENT			
EARTH			
PINE			
HARDWOOD			
ASPH. TILE			
JNL. LIN.			
W/W CARPET			
ATTIC STRS. & FLOOR			
INTERIOR FINISH			
WALLS			
PINE			
HARDWOOD			
PLASTER			
DRY WALL			
UNFINISHED			
FIN. BSMT. AREA			
FIN. ATTIC AREA			
REPLACE			
MODERN KITCHEN			
HEATING			
HOT WATER OR VAPOR			
FORCED AIR FURNACE			
STEAM			
RADIANT HEATING			
HOT AIR FURNACE			
PIPELESS FURNACE			
AIR CONDITIONING			
UNIT HEATERS			
AUTO BURNER			
ELECTRIC HEAT			
NO HEATING			
PLUMBING			
BATHROOM			
TOILET RM. (2 Fix.)			
WATER CLOSET			
LAVATORY			
KITCHEN SINK			
STAIL SHOWER			
URINAL			
SLOP SINK			
SPRINKLERS			
NO PLUMBING			
MODERN FIXTURES			
TILE BATH FLR. & Wscr.			
TILE TOILET FLR. & Wscr.			

C.B. & LISTED 4/14/69 W.S.P.



NOTES:

SUMMARY OF BUILDINGS

OCCUPANCY	T Y P E	GRADE	YR. BUILT	REMOD.	COND.	REPL. VAL.	PHYS. DEP.	PHYS. VAL.	FUNC. DEP.	SOUND VAL.
DWELLING	3072	C	1918		F	7190	90	10300	10	9200
GARAGE	W/VE									
COMMERCIAL										

DATE	MEAS.	LISTED	AREA	PRICED	REV'D	FINAL CHECK	TOTAL VALUE BUILDINGS
12/68		44	63				9200

Audet, Harold H.
263 Water Street
Newburyport, Mass.

263 Water St. Dwg. 2750
Part of 261 Water

RECORD OF OWNERSHIP		STAMPS	DATE	BOOK	PAGE
Audet H. H. - Taylor, Nancy J. Trs.		11-65	1-65	4912	47
audet Nominee Trust		11-65	1-65	4912	47
			3/13/97	14010	124

ASSESSMENT RECORD		ACCT. NO.	
2750	4860	490	3240

	19 98	19	19	19	19	19	19
DWELLING	9500						
GARAGE							
TOTAL VALUE BUILDINGS	9500						
TOTAL VALUE LAND	2000						
TOTAL VALUE LAND & BUILDINGS	11500						

MEMORANDA	PROPERTY FACTORS		BUILDING PERMIT RECORD		EST. COST	PERMIT NO.	DATE
	TOPOGRAPHY	IMPROVEMENTS	FRONTAGE	DEPTH			
263 Water St.	LEVEL	✓	WATER				
	HIGH		SEWER				
	LOW		GAS				
	ROLLING		ELECTRICITY				
	SWAMPY		ALL UTILITIES				
	STREET		TREND OF DISTRICT				
	PAVED	✓	IMPROVING				
	SEMI-IMPROVED		STATIC				
	DIRT		DECLINING				
	SIDEWALK						
PROPERTY INFORMATION				TOTAL AREA	4860		
LAND COST				FRONTAGE	50		
BIDG. COST				DEPTH	50		
SALE PRICE				UNIT PRICE	25		
GROSS ANNUAL INCOME				DEPTH FACTOR	919		
LESS EXPENSES				FRONT FT. PRICE	25		
NET INCOME							
LAND							
BIDG.							

RENTAL EXPENSE ITEMS		TOTAL VALUE BUILDINGS		TOTAL VALUE LAND & BUILDINGS	
VACANCY					
HEATING					
WATER					
ELECTRICITY					
MANITOR					
MANAGEMENT					
TOTAL RENTAL EXPENSES					

CONSTRUCTION DETAIL

Element	Code	Ch.	Description	Element	Code	Ch.	Description
Style/Type	63		Antique Residential	Heat & AC			
Model	01		Average	Frame Type			
Grade	03		2 Stories	Baths/Plumbing			
Stories	01		2 Stories	Ceiling/Wall			
Occupancy	01		Brick Veneer	Rooms/Ptns			
Exterior Wall 1	19		Clapboard	% Common Wall			
Exterior Wall 2	11		Gable/Hip	Wall Height			
Roof Structure	03		Asph/F Gls/Cmp				
Roof Cover	03		Plastered				
Interior Wall 1	03		Drywall/Sheet				
Interior Wall 2	05		Pine/Soft Wood				
Interior Floor 1	09						
Interior Floor 2	2						
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bedrooms	03		3 Bedrooms				
Bathrooms	1		1 Bathroom				
Total Rooms	6		6 Rooms				
Bath Type	02		Average				
Kitchen Style	01		Old Style				

MIXED USE

Code	Description	Percentage	Unadj. Base Rate	Size Adj. Factor	Grade (Q) Index
1013	SFR WATER	100	122,000	1.19654	0.97

Code	Description	LB	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value
FPI3	FIREPLACE	B	1	2,800.00	1966	0	50	400
PATI	PATIO-AVG	L	140	2.50	1998	0	50	200

OB-OUTBUILDING & YARD(TENSIL) / XE-BUILDING EXTRA FEATURES(B)

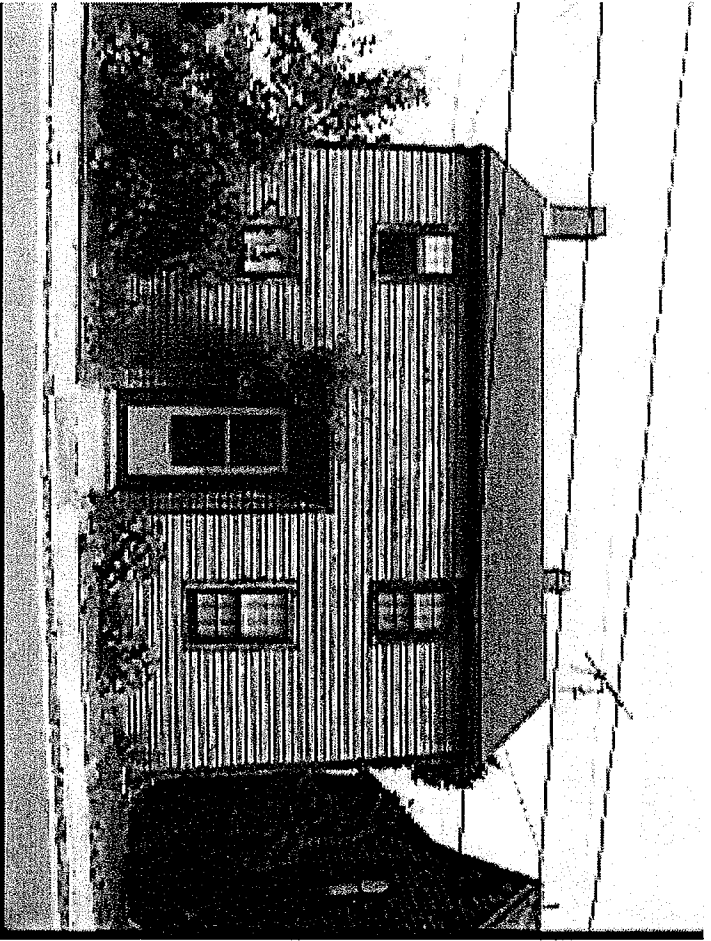
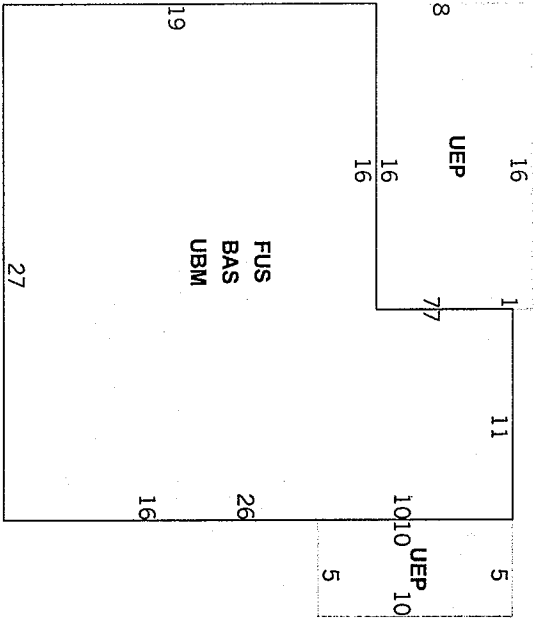
Code	Description	Living Area	Gross Area	Lft. Area	Unit Cost	Undeprc. Value
BAS	First Floor	590	590	590	141.60	83,544
FUS	Upper Story, Finished	590	590	590	141.60	83,544
UBM	Basement, Unfinished	0	590	118	28.32	16,709
UEP	Porch, Enclosed, Unfinished	0	178	89	70.80	12,602
Ttl. Gross Liv/Lease Area		1,180	1,948	1,387	Bldg Val:	196,399

BUILDING SUB-AREA SUMMARY SECTION

Element	Code	Description	Factor
CONDOMOBILE HOME DATA			
Complex Floor Adj			
Unit Location			
Number of Units			
% Ownership			

COST/MARKET VALUATION

Unadj. Base Rate	122,000
Size Adj. Factor	1.19654
Grade (Q) Index	0.97
Adj. Base Rate	141.60
Bldg. Value New	196,399
Year Built	1850
Eft. Year Built	(A) 1966
Nrml Physicl Dep	35
Functnl Obslnc	0
Econ Obslnc	0
Specl Cond. Code	
Specl Cond %	
Overall % Cond.	65
Deprec. Bldg Value	127,700



CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
TAYLOR NORMA J NANCY J J/1 50 HANOVER ST NEWBURY, MA 01951 Additional Owners:					Description	Code
					RESIDENTL	1013
					RES LAND	1013
					127,600	127,600
					464,400	464,400
					123	
					NEWBURYPORT, MA	

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	U/W	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)
TAYLOR NORMA J	34285/0495	08/10/2015	U	360,000	1A	Yr. Code 2018 1013
AUDET H H - TAYLOR N J TRS	14010/0124	03/13/1997	U	0	1F	Yr. Code 2018 1013
AUDET HAROLD H	4962/ 46					Yr. Code 2018 1013
Total:						592,000

EXEMPTIONS	Year	Type	Description	Amount	Code	OTHER ASSESSMENTS	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD								
NBHD/SUB								
S/A								
NOTES								
BROWN/BRICK EA INT. POOR								
BASEMENT= LESS THAN 5' HEIGHT=CRAWL								
AYB CHANGED FROM 1850 TO 1740 FOLLOWING								
INSPECTION AND OPINION OF OCCUPANT.								
PANA-VIEWS								

BUILDING PERMIT RECORD	Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
	AR606-11/0	11/25/2003	RS	Residential	1,600		100		STRIP, RE-ROOF

LAND LINE VALUATION SECTION	Use	Description	Zone	D	Front	Depth	Units	Unit Price	Factor S.A.	Disc	Acres	ST	RV	Adj.	Notes-Adj
	I	1013 SFR WATER	AC				4,860 SF	42.47	1.0000	5	1.0000	1.00	RV	2.25	
Total Card Land Units: 0.11 AC Parcel Total Land Area: 0.11 AC															

APPRaised VALUE SUMMARY	Appraised Bldg. Value (Card)	Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Adjustment:	Net Total Appraised Parcel Value
	125,400	2,200	0	464,400	0	592,000	0	592,000

VISIT/CHANGE HISTORY	Date	Type	IS	ID	Cd	Purpose/Result
	07/31/2013			SS	FR	Field Review as mandated
	03/03/2011			DR	FR	Measur+Listed
	11/21/2006			RL	00	Measur+Listed
	05/15/1998			NR	00	Measur+Listed
	06/27/1988			RM	00	Measur+Listed



Total Land Value: 464,400

CONSTRUCTION DETAIL

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	63		Antique				
Model	01		Residential				
Grade	03		Average				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	20		Brick/Masonry				
Exterior Wall 2	11		Clapboard				
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	03		Plastered				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bathrms	1						
Total Half Baths	0						
Total Xtra Fixtrs	0						
Total Rooms	6		6 Rooms				
Bath Style	02		Average				
Kitchen Style	01		Old Style				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descrip	L/B Units	Unit Price	Yr	Code	Dep Rr	Chd	%Chd	Apr Value
FPL3	FIREPLACE 2			B	1	4,400.00	1971	1		50	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Underprec Value
BAS	First Floor	590	590	590	174.90	103,188
CRL	Crawl Space	0	590	59	17.49	10,319
FUS	Upper Story, Finished	590	590	590	174.90	103,188
UEP	Porch, Enclosed, Unfinished	0	178	89	87.45	15,566
Ttl. Gross Liv/Lease Area:		1,180	1,948	1,328		237,261

MIXED USE

Code	Description	Percentage
1013	SFR WATER	100

COST/MARKET VALUATION

Adj. Base Rate:	174.90
Replace Cost	232,261
AYB	1740
EYB	1971
Dep Code	P
Remodel Rating	
Year Remodeled	
Dep %	46
Functional Obsolete	0
External Obsolete	0
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	S4
Apprais Val	125,400
Dep % Ovr	0
Dep Ovr Comment	
Mise Imp Ovr	0
Mise Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

