

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SHARPE NANCY L TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SHARPE REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	405,500	405,500	
465 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	356,100	356,100		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 3		RESIDNTL	1010	10,500	10,500		
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 2042	District							
		Total Acres 2.328	Res Exem							
		Chapter Lan								
		GIS ID F_865341_2849674	Assoc Pid#							
						Total	772,100	772,100		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHARPE NANCY L TT		56392 295	02-01-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SHARPE NANCY LYONS		10166 0061	02-28-1991	Q	I	207,000	00	2023	1010	307,900	2022	1010	281,500	2021	1010	254,700
									1010	386,200		1010	320,900		1010	267,400
									1010	7,700						
						Total		701,800	Total	602,400	Total		522,100			

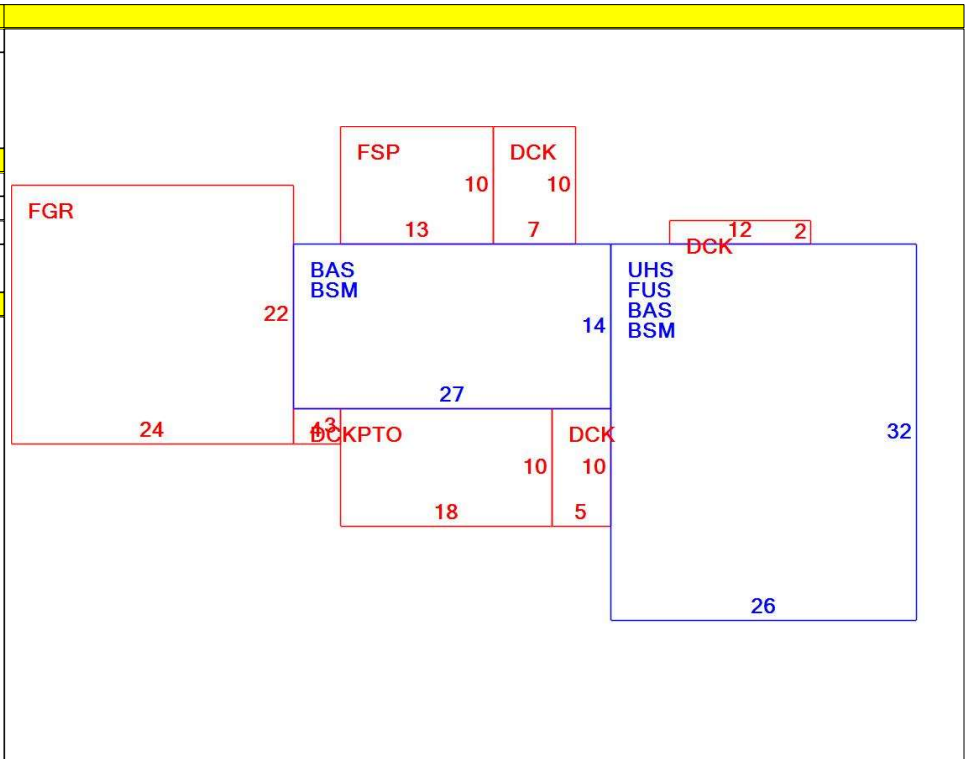
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
			Total	0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch														
0050					Appraised Bldg. Value (Card)	405,500	Appraised Xf (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	10,500	Appraised Land Value (Bldg)	356,100	Special Land Value	0	Total Appraised Parcel Value	772,100	Valuation Method	C
					Total Appraised Parcel Value	772,100												

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	
EPO-22-423	08-29-2022	EL	Electric			100	09-01-2022	20KW GENERATOR TO REPLA		09-08-2014	JLF	10	1	00	Measure & Listed	
BP-20-124	07-27-2020	MN	Maintenance	8,230		100		Rebuild chimney and flue tiles.		04-12-2013	VGS			20	Field Review	
19990159	04-26-1999	AD	Addition	3,500	07-15-2000	100		SCRND ENCL ON W		07-15-2000	KP		1	00	Measure & Listed	
11834	03-13-1991	MN	Maintenance	6,000	01-01-1992	100		DECK, WINDOWS & DOOR								

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	HIGHWAY NOISE	TN90	0.9000	8.75	315,000
1	1010	Single Family	WP	Residual	1.875	AC	35,000.00	0.62673	5	1.00	0050	1.000			1.0000	0.50	41,100
					Total Card Land Units	2.79	AC	Parcel Total Land Area	2.79							Total Land Value	356,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1210	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	416.00	Partial
Stories	2.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			531,482
Interior Floor 2			Net Other Adj		24,050
Heat Fuel	02	Oil	Replace Cost		555,531
Heat Type	05	Hot Water	Year Built		1976
AC Type	03	Central	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		405,500
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1210		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
GNR	GENERATOR	L	1	12400.00	2022	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	1,210	1,210	1,210	192.99	233,512
BSM	Basement	0	1,210	242	38.60	46,702
DCK	Deck	0	156	16	19.79	3,088
FGR	Garage	0	528	211	77.12	40,720
FSP	Screened Porch	0	130	26	38.60	5,018
FUS	Finished Upper Story	832	832	832	192.99	160,564
PTO	Patio	0	180	9	9.65	1,737
UHS	Unfinished Half Story	0	832	208	48.25	40,141
Ttl Gross Liv / Lease Area		2,042	5,078	2,754		531,482

