

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
SHARMA MOKASH			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
SHARMA ANGELA MASON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,783,000	1,783,000	
60 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1010	1,606,500	1,606,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5353 Total Acres 1.838 Chapter Lan GIS ID F_881877_2844277			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	89,800	89,800	
						Total		3,479,300	3,479,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SHARMA MOKASH		49871 0114	06-01-2018	Q	I	2,235,000	00	Year	Code	Assessed	Year	Code	Assessed	
ROCKETT ANDREW F & LISA A		33364 0211	09-15-2006	Q	I	2,400,000	00	2023	1010	1,364,900	2022	1010	1,251,900	
GAVIN EDWARD F		26750 0219	10-07-2003	U	I	1,090,000	1		1010	1,500,500		1010	982,500	
GOLDBAUM MICHAEL		13641 0179	06-21-1995	Q	I	490,000	00		1010	56,500		1010	56,500	
						Total		2,921,900	Total		2,290,900	Total		2,104,400

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			
Total			0.00					Appraised Bldg. Value (Card) 1,783,000				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 89,800				
								Appraised Land Value (Bldg) 1,606,500				
								Special Land Value 0				
								Total Appraised Parcel Value 3,479,300				
								Valuation Method C				
								Total Appraised Parcel Value 3,479,300				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0130							

NOTES								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-21-355	08-09-2021	MN	Maintenance	109,350		100	08-09-2021	Refurb existing kitchen	07-30-2019	SJT	5		30	Quality Control	
BP-19-158	05-20-2019	MS		37,000		100		INGROUND 20' X 40' GUNITE P	06-24-2019	SJD	9		01	Measure - No Entry	
BP-19-132	04-30-2019	RM		26,000		100		LAUNDRY ROOM INTO A FULL	04-12-2013	VGS			20	Field Review	
306	10-27-2008	MS	Miscellaneous	15,000		100		12X16 UTIL BLDG	09-27-2012	KP	6		30	Quality Control	
641	11-26-2003	AD	Addition	300,000	05-07-2004	100		1ST FL ADD & GARAGE	08-05-2009	KP		1	00	Measure & Listed	
13920	12-08-1995	NC	New Construct	5,000	05-14-1996	100		11'DORMER RMDL BATHR							

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P		Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj									
1	1010	Single Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0130	4.259				1.0001	37.27	1,490,700			
1	1010	Single Family	RC	Residual	0.767	AC 35,000.00	1.00000	5	1.00	0130	4.259				1.0000	3.42	114,400			
1	1010	Single Family	RC	Undevelop	0.161	AC 2,000.00	1.00000	0	1.00	0130	4.259	ROW			1.0000	0.20	1,400			
Total Card Land Units					1.85	AC	Parcel Total Land Area					1.85	Total Land Value			1,606,500				

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1773	
Model	01	Residential	Bsmt Type	03	
Grade	12	Prime +	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			1,866,112
Interior Floor 2			Net Other Adj		137,250
Heat Fuel	03	Gas	Replace Cost		2,003,362
Heat Type	05	Hot Water	Year Built		1950
AC Type	03	Central	Effective Year Built		2010
Bedrooms	6		Depreciation Code		R
Full Baths	5		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		11
Total Rooms	15		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		1,783,000
Sq Ft Fin Bsmt	1000		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1773		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	192	21.00	2019	G	85	C	1.00	3,400
PTO	Patio	L	598	15.00		G	85	A	2.00	15,200
SPL2	Ing Pool-Good	L	800	89.00		E	100	C	1.00	71,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,820	2,820	2,820	306.78	865,106
BSM	Basement	0	1,773	355	61.42	108,905
CTH	Cathedral Ceiling	0	484	48	30.42	14,725
FGR	Garage	0	756	302	122.55	92,646
FHS	Finished Half Story	330	659	330	153.62	101,236
FNS	Finished 90% Story	518	576	518	275.88	158,909
FOP	Open Porch	0	167	25	45.92	7,669
FUS	Finished Upper Story	1,685	1,685	1,685	306.78	516,916
Ttl Gross Liv / Lease Area		5,353	8,920	6,083		1,866,112

