

Giguere, Michael A.  
Giguere, Kristen  
227 West Woolbright Road  
Boynton Beach FL 33435

B946P160 B3979P1 B4149P302

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Estate Sale TW 9-4-20 Spoke with owner and reviewed details. Lowered condition and changed grades to reflect actual conditions TW  
3/24 - LD EA, EST IA, EXT WOOD BOILER, EST YR

New Sharon

Property Data			Assessment Record						
Neighborhood <b>5 NBHD 5</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>1977</b>			2011	36,300	185,960	10,000	212,260		
1ST MORTGAGE <b>0</b>			2012	35,920	185,960	10,000	211,880		
2ND MORTGAGE <b>0</b>			2013	36,070	185,960	10,000	212,030		
Zone/Land Use <b>1 New Sharon all</b>			2014	36,360	185,960	10,000	212,320		
Secondary Zone			2015	36,360	185,960	10,000	212,320		
Topography			2016	36,320	185,960	15,000	207,280		
1.Level 4.Below St 7.LevelBog			2017	36,320	185,960	20,000	202,280		
2.Rolling 5.Low 8.			2018	36,320	185,960	20,000	202,280		
3.Above St 6.Swampy 9.			2019	37,640	185,960	20,000	203,600		
Utilities			2020	37,850	129,090	25,000	141,940		
1.Public 4.Dr Well 7.Cesspool			2021	36,890	129,090	25,000	140,980		
2.Water 5.Dug Well 8.			2022	36,790	129,090	22,250	143,630		
3.Sewer 6.Septic 9.Non			2024	50,470	219,680	25,000	245,150		
Street									
1.Paved 4.Proposed			<b>Land Data</b>						
2.Semi Imp 5.R/O/W									
3.Gravel 6.C/I Land 9.			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
TG PLAN YEAR <b>2020</b>			11.Com-Site		<b>Frontage</b>	<b>Depth</b>	<b>Factor</b>	<b>Code</b>	
Tif District # <b>0</b>			12.Ind-Site				%		1.Unimproved
Sale Date			13.Res-Site PR				%		2.Excess Frtg
Price			14.Res-Site DR				%		3.Topography
Sale Type			15.Res-Site RMT				%		4.Size/Shape
1.Land 4.Mobile 7.C/I L&B			<b>Square Foot</b>		<b>Square Feet</b>				5.Access
2.L&B 5.Other 8.			16.Not Used				%		6.Restriction
3.Bundling 6.C/I Land 9.			17.Not Used				%		7.Open Space
Financing			18.Not Used				%		8.View/Environ
1.Convent 4.Seller 7.			19.Not Used				%		9.Fract Share
2.FHA/VA 5.Private 8.			20.Residential-Si				%		30.Rear Land >10
3.Assumed 6.Cash 9.Unknown			<b>Fract. Acre</b>		<b>Acres/Sites</b>				31.Tillable
Validity			21.Homesite (Frac	14	1.00	100	%	0	32.Pasture
1.Valid 4.Split 7.Renovate			22.Baslot (Frac	28	3.00	100	%	0	33.Orchard
2.Related 5.Partial 8.Other			23.Misc (Frac)	37	15.00	100	%	0	34.Softwood F&O
3.Distress 6.Exempt 9.			<b>Acres</b>		<b>Acres</b>				35.Mixed Wood F&O
Verified			24.Homesite	38	18.00	100	%	0	36.Hardwood F&O
1.Buyer 4.Agent 7.Family			25.Baslot	39	8.00	100	%	0	37.Softwood TG
2.Seller 5.Pub Rec 8.Other			26.Not Used				%		38.Mixed Wood TG
3.Lender 6.MLS 9.			27.Not Used				%		39.Hardwood TG
			28.Rear Land <5				%		40.Wasteland
			29.Rear Land 5-10				%		41.Open Space
			<b>Total Acreage</b>		<b>45.00</b>				42.Mobile Home Si
									43.Condo Site
									44.Lot Improvemen
									45.Subdivision Lo
									46.Golf Course

Proposed Value

**New Sharon**

Map Lot 17-07

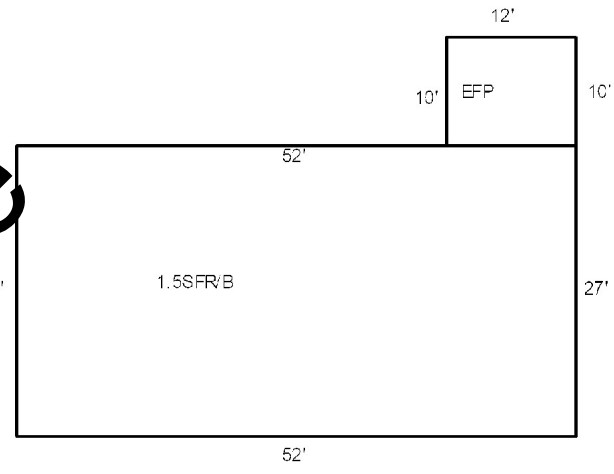
Account 971

Location 118 York Hill Road

Card 1 Of 1 10/16/2024

Building Style <b>4 Cape Cod</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.Other	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Gar/Apt	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch 7.Contemp 11.Cottage	Heat Type <b>100% 1 Hot Water BB</b>	3.Poor 6. 9.
4.Cape 8.Log 12.Dblewid	1.HWBB 5.FWA 9.No Heat	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.GravWA 10.Radiant	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.H Pump 7.Electric 11.	2.1/2 Fin 5.FI/Stair 8.
Stories <b>4 One &amp; 1/2 Story</b>	4.Steam 8.FI/Wall 12.	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>1 Full</b>
2.2 5.1.75 8.	1.Refrig 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls <b>2 Vinyl/Aluminum</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Wood 5.Stucco 9.Other	Kitchen Style <b>2 Typical</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cement	1.Modern 4.Obsolete 7.	Grade & Factor <b>3 Average 100%</b>
3.Compos. 7.Stone 11.	2.Typical 5. 8.	1.E Grade 4.B Grade 7.
4.Asbestos 8.Concrete 12.	3.Old Type 6. 9.None	2.D Grade 5.A Grade 8.SC Grade
Roof Surface <b>1 Asphalt Shingles</b>	Bath(s) Style <b>2 Typical Bath(s)</b>	3.C Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.SS	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>1404</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>4 Average</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor 4.Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>6</b>	2.Fair 5.Avg+ 8.Exc
Solar Voltaic <b>0</b>	# Bedrooms <b>3</b>	3.Avg- 6.Good 9.Same
OPEN-4-CUSTOM <b>0</b>	# Full Baths <b>1</b>	Phys. % Good <b>0%</b>
Year Built <b>1985</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>0</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>1 Concrete</b>	# Fireplaces <b>1</b>	1.Incomp 4.Delap 7.No Power
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.No Power
2.C Block 5.Slab 8.		3.Damage 6.Common 9.No Power
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>4 Full Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 7.
2.1/2 Bmt 5.None 8.		1.Location 4.General 8.
3.3/4 Bmt 6. 9.None		2.Encroach 9.None 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>5 Estimated</b>
Wet Basement <b>1 Dry Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Exterior 5.Estimate 8.
2.Damp 5. 8.		3.Informal 6.Reviewed 9.
3.Wet 6. 9.		Information Code <b>5 Estimate</b>
		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

17-07-00



Proposed Value

Date Inspected 3/21/2024

**Additions, Outbuildings & Improvements**

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
24 Frame Shed	0	352	3 100	3	0 %	100 %	
24 Frame Shed	0	484	3 100	3	0 %	100 %	
22 Encl Frame Porch	0	120	0 0	0	0 %	100 %	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	
					%	%	



- 1.One Story Fram
- 2.Two Story Fram
- 3.Three Story Fr
- 4.1 & 1/2 Story
- 5.1 & 3/4 Story
- 6.2 & 1/2 Story
- 21.Open Frame Por
- 22.Encl Frame Por
- 23.Frame Garage
- 24.Frame Shed
- 25.Frame Bay Wind
- 26.1SFr Overhang
- 27.Unfin Basement
- 28.Unfinished Att
- 29.Finished Attic