

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KENSINGTON NICOLAS A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
KENSINGTON LAURA J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,329,200	1,329,200
346 KING CAESAR RD		SUPPLEMENTAL DATA			RES LAND	1090	1,551,800	1,551,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4470 Total Acres 1.328 Chapter Lan GIS ID F_885903_2842682			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	76,400	76,400
						Total		2,957,400	2,957,400

VISION

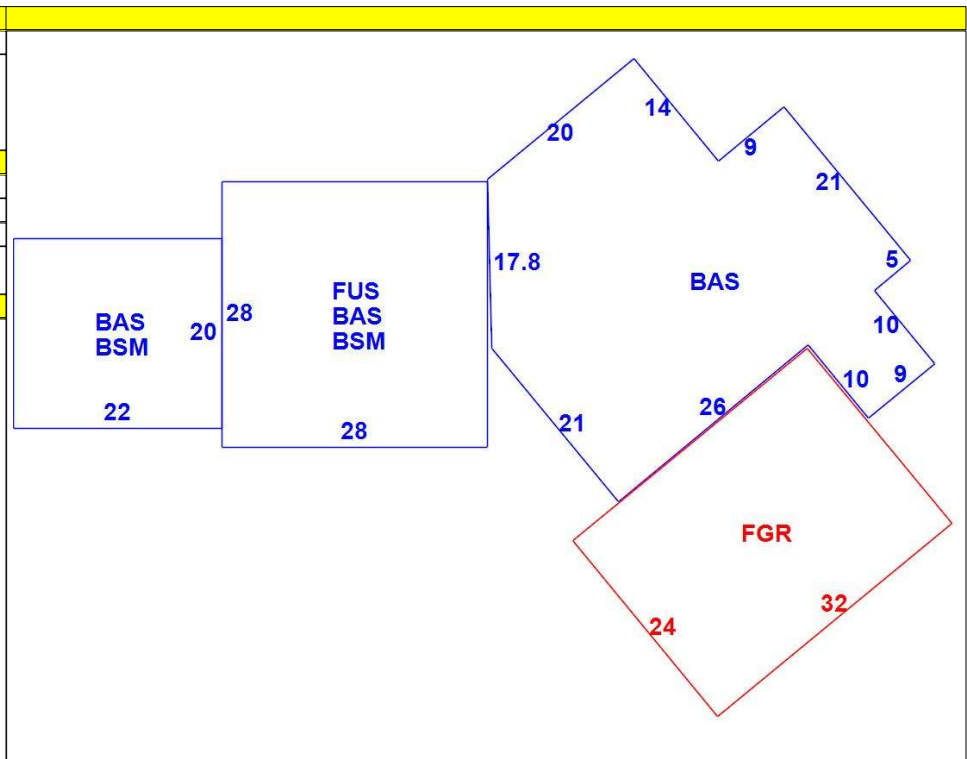
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
KENSINGTON NICOLAS A		8563 0223	07-06-1988	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1090	1,078,300	2022	1090	964,200	
									1090	1,557,500		1090	1,019,800	
									1090	51,500		1090	51,500	
						Total		2,687,300	Total		2,035,500	Total		1,819,200

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)				1,329,200	
										Appraised Xf (B) Value (Bldg)				0
										Appraised Ob (B) Value (Bldg)				76,400
										Appraised Land Value (Bldg)				1,551,800
										Special Land Value				0
										Total Appraised Parcel Value				2,957,400
										Valuation Method				C
										Total Appraised Parcel Value				2,957,400

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
QPO-23-73	03-29-2023	MN	Maintenance	13,275		100	03-29-2023	STRIP & REROOF POOL HSE/R		06-01-2023	SJD	10	1	07	Measure - Info @ Door
2014-197	09-24-2014	MN	Maintenance	2,200		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
11	02-09-2006	MS	Miscellaneous	24,000	07-05-2006	100		ROOF		09-26-2012	KP	6		30	Quality Control
20010164	05-03-2001	MN	Maintenance	4,500	01-01-2002	100		INSTALL FENCE Z0140		08-19-2008	BSB			07	Measure - Info @ Door
14424	03-25-1997	AD	Addition	34,000		100		20X29 ADD TO FAM RM							
14026	05-08-1996	DM	Demolish	2,000		100		DEMOL 22X33 POOLHOUS							
14020	05-08-1996	NC	New Construct	65,000	06-02-1998	100		22X23 FRAME POOLHOUS							

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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0130	4.259		1.0001	37.27	1,490,700
1	1090	Multi Houses	RC	Residual	0.410 AC	35,000.00	1.00000	5	1.00	0130	4.259		1.0000	3.42	61,100
Total Card Land Units					1.33 AC	Parcel Total Land Area					1.33	Total Land Value			1,551,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1224	
Model	01	Residential	Bsmt Type	03	
Grade	11	Prime	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B		
Exterior Wall 2			S		
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	1,201,938		
Interior Floor 2			51,975		
Heat Fuel	03	Gas	1,253,912		
Heat Type	05	Hot Water	1976		
AC Type	06	Partial	2000		
Bedrooms	4		G		
Full Baths	2		21		
Half Baths	1		1.000		
Extra Fixtures	2		79		
Total Rooms	9		990,600		
Bath Style	03	Modern	Dep % Ovr		
Kitchen Style	03	Modern	Dep Ovr Comment		
Extra Kitchens	0		Misc Imp Ovr		
Fireplaces	3		Misc Imp Ovr Comment		
Extra Openings	0		Cost to Cure Ovr		
Gas Fireplaces	0		Cost to Cure Ovr Comment		
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1224				



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
SPL1	Ing Pool - Ave	L	968	64.00	1980	A	70	C	1.00	43,400
PTO	Patio	L	400	15.00	1980	A	70	C	1.00	4,200
TEN	Tennis Court	L	1	48500.00	1980	F	55	C	1.00	26,700
SHD1	Shed	L	140	21.00	1990	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,511	2,511	2,511	312.44	784,524
BSM	Basement	0	1,224	245	62.54	76,547
FGR	Garage	0	768	307	124.89	95,918
FUS	Finished Upper Story	784	784	784	312.44	244,949
Ttl Gross Liv / Lease Area		3,295	5,287	3,847		1,201,938



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KENSINGTON NICOLAS A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
KENSINGTON LAURA J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,329,200	1,329,200	
346 KING CAESAR RD		SUPPLEMENTAL DATA			RES LAND	1090	1,551,800	1,551,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4470 Total Acres 1.328 Chapter Lan GIS ID F_885903_2842682			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	76,400	76,400	VISION
						Total		2,957,400	2,957,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KENSINGTON NICOLAS A		8563 0223	07-06-1988	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	1,078,300	2022	1090	964,200	2021	1090	859,500
									1090	1,557,500		1090	1,019,800		1090	908,200
									1090	51,500		1090	51,500		1090	51,500
								Total		2,687,300	Total		2,035,500	Total		1,819,200

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			
									Appraised Bldg. Value (Card) 1,329,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

NOTES											
POOL HOUSE-100 COMPLETE 1/97											
										Appraised Land Value (Bldg) 1,551,800	
										Special Land Value 0	
										Total Appraised Parcel Value 2,957,400	
										Valuation Method C	
										Total Appraised Parcel Value 2,957,400	

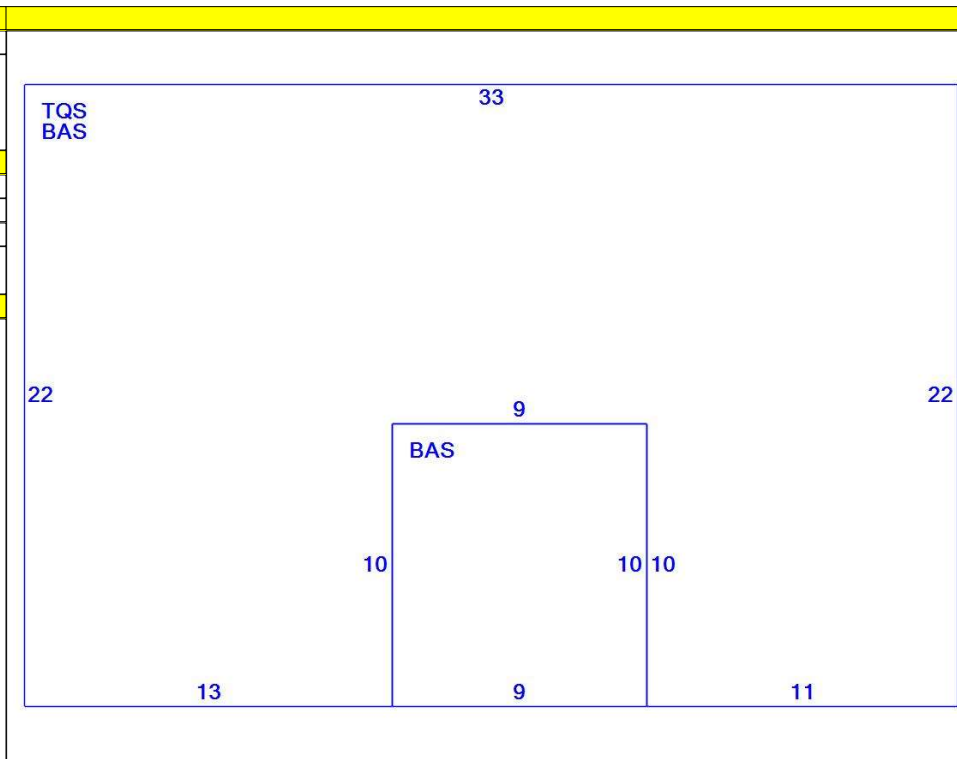
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0130	4.259			0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.33	Total Land Value					0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	07	Very Good	Unfin Area	0.00	Slab
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	3				
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	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	366,983
Replace Cost	9,280
Year Built	376,262
Effective Year Built	1996
Depreciation Code	2011
Remodel Rating	E
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnld	338,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	726	726	726	305.06	221,471	
TQS	Three Quarter Story	477	636	477	228.79	145,512	
Ttl Gross Liv / Lease Area		1,203	1,362	1,203		366,983	

