

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
HENDREN WILLIAM H III & ELEANOR 247 KING CAESAR RD RLTY TRUST 247 KING CAESAR RD DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,026,400	1,026,400		
					0	Medium	0	Bay Ft	RES LAND	1010	4,485,500	4,485,500		
SUPPLEMENTAL DATA														
Alt Prcl ID					Cyclical			8						
Scnd Home					Exemption									
Tax Class					T	W			W					
Tot Fin Area					5746	District								
Total Acres					1.008	Res Exem								
Chapter Lan														
GIS ID					F_884759_2841765	Assoc Pid#								
										Total	5,533,500	5,533,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HENDREN WILLIAM H III & ELEANOR M	25513	0055	06-20-2003	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HENDREN WILLIAM HARDY	4203	0638	09-30-1976	Q	I	185,000	00	2023	1010	780,000	2022	1010	716,300	2021	1010	639,500
									1010	4,134,600		1010	3,831,800		1010	3,352,700
									1010	17,900		1010	17,900		1010	17,900
										Total	4,932,500	Total	4,566,000	Total	4,010,100	

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) 1,001,700			
			Total	0.00					Appraised Xf (B) Value (Bldg) 24,700			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			Batch

NOTES												
LACK OF CEILING HEIGHT IN FINISHED BASEMENT/WALK THROUGH BEDROOM												
										Appraised Land Value (Bldg) 4,485,500		
										Special Land Value 0		
										Total Appraised Parcel Value 5,533,500		
										Valuation Method C		
										Total Appraised Parcel Value 5,533,500		

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
										01-18-2019	SJD	0	1	06	Inspection Only
										02-25-2014	SJD	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										03-02-2010	K-D		1	00	Measure & Listed

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	0130	4.259	Waterfront	W300	3.0000	111.80	
1	1010	Single Family	WP	Residual	0.090	AC 35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.43	
Total Card Land Units					1.01	AC	Parcel Total Land Area				1.01	Total Land Value			4,485,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1760	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	2.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	06	Asbestos Shing			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	6				
Half Baths	1				
Extra Fixtures	5				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	624				
FBM Quality	04	Above Average			
Foundation	04	Brick			
Bsmt Garage	0				
Bsmt Area	1760				

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

COST / MARKET VALUATION		
Net Other Adj		1,320,042
Replace Cost		90,825
Year Built		1,410,865
Effective Year Built		1904
Depreciation Code		1992
Remodel Rating		G
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnd		1,001,700
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
BOAT	Boat House	L	425	80.00	1910	A	70	D	0.50	11,900
DCK	Dock	L	308	45.00	1984	A	70	C	1.00	9,700
ELV-H	Elevator	B	1	34800.00	1989	A	71	C	0.00	24,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,564	2,564	2,564	200.34	513,672
BSM	Basement	0	2,194	439	40.09	87,949
DCK	Deck	0	75	8	21.37	1,603
FEP	Finished Enclosed Porch	0	586	352	120.34	70,520
FGR	Garage	0	529	212	80.29	42,472
FHS	Finished Half Story	640	1,280	640	100.17	128,218
FOP	Open Porch	0	115	17	29.62	3,406
FUS	Finished Upper Story	2,305	2,305	2,305	200.34	461,784
PTO	Patio	0	1,034	52	10.08	10,418
Ttl Gross Liv / Lease Area		5,509	10,682	6,589		1,320,042

