

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
QUINLAN JENNIFER D TT			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed
JENNIFER D QUINLAN TRUST			0 Septic	0 Paved	0 Average	RESIDNTL	1010	1,265,600	1,265,600
195 KING CAESAR RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	4,451,700	4,451,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4851 Total Acres .90 Chapter Lan			Cyclical Exemption W W District Res Exem	RESIDNTL	1010	153,100	153,100
GIS ID F_884087_2842224		Assoc Pid#					Total	5,870,400	5,870,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
QUINLAN JENNIFER D TT		55669 39	09-16-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
QUINLAN MICHAEL F		51606 226	09-06-2019	U	I	3,600,000	1	2023	1010	945,300	2022	1010	791,900	2021	1010	713,500
MACNAUGHT MALCOM W II, TT		16351 0114	06-30-1998	U	I	1	1F		1010	4,105,800		1010	3,810,600		1010	3,328,400
MACNAUGHT MALCOM W II		16351 0094	06-30-1998	U	I	1	1F		1010	104,600		1010	87,400		1010	59,300
MACNAUGHT MALCOM W		13152 0002	10-19-1994	Q	I	580,000	00	Total		5,155,700	Total		4,689,900	Total		4,101,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

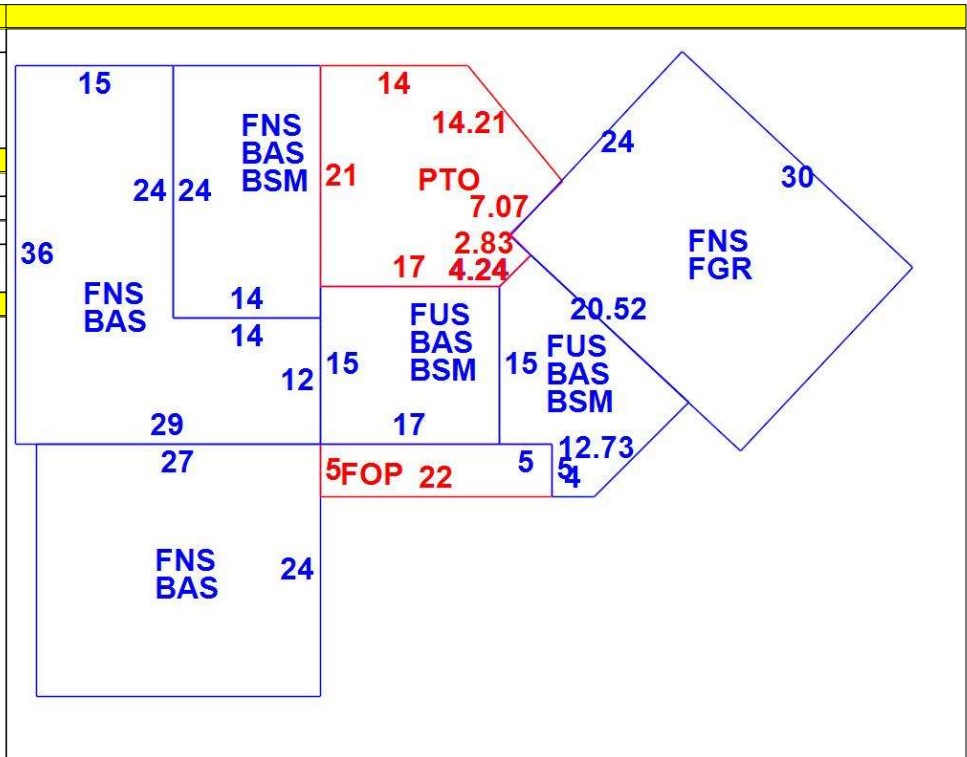
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,265,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	153,100
Appraised Land Value (Bldg)	4,451,700
Special Land Value	0
Total Appraised Parcel Value	5,870,400
Valuation Method	C
Total Appraised Parcel Value	5,870,400

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
BPO-21-436	09-29-2021	RM	Remodel	31,000		100	10-20-2021	RMDL KIT & 1ST FL BATHRM	09-23-2021	SJT	5		00	Measure & Listed
BPO-20-147	09-03-2020	BP	Bldg Permit	60,000	01-03-2021	100		Install a 18x34sf gunite pool	01-13-2021	SJT	5		01	Measure - No Entry
BP-20-63	03-31-2020	AD	Addition	80,000	06-29-2020	100		REMOVE EXISTING ROOF FRO	10-26-2020	SJT	5		20	Field Review
BP-19-361	11-27-2019	RM		31,000	06-29-2020	100		Renovate existing Boat House to	06-29-2020	SJT	5		20	Field Review
BP-19-313	09-24-2019	RM		32,000	06-29-2020	100		BATHROOM AND CLOSET 2ND	02-13-2019	SJT	9		00	Measure & Listed
113	04-27-2007	RM	Remodel	5,000		100		MASTER BATHROOM	10-26-2015	JLF	10	1	00	Measure & Listed
13975	03-27-1996	NC	New Construct	15,000		100		4X90 PIER & 10X12DOCK	04-12-2013	VGS			20	Field Review

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	39,235 SF	8.88	1.00000	5	1.00	0130	4.259	WATERFRONT	W300	3.0000	113.46	4,451,700
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value			4,451,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	830	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	1.95				
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	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,480,917
Interior Floor 2	14	Carpet	Replace Cost		62,525
Heat Fuel	03	Gas	Year Built		1,543,442
Heat Type	05	Hot Water	Effective Year Built		1800
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	3		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		82
Extra Openings	4		Cns Sect Rcnd		1,265,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	830		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
BTH	Cabana	L	473	106.00	2020	G	85	C	1.00	42,600
DCK	Dock	L	592	45.00	1996	G	85	A	2.00	45,300
GNR	GENERATOR	L	1	12400.00		A	70	C	1.00	8,700
SHD1	Shed	L	136	21.00	2020	A	70	C	1.00	2,000
SPL2	Ing Pool-Good	L	612	89.00	2020	E	100	C	1.00	54,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,186	2,186	2,186	277.22	606,006
BSM	Basement	0	830	166	55.44	46,019
FGR	Garage	0	720	288	110.89	79,840
FNS	Finished 90% Story	2,171	2,412	2,171	249.52	601,848
FOP	Open Porch	0	110	17	42.84	4,713
FUS	Finished Upper Story	494	494	494	277.22	136,947
PTO	Patio	0	400	20	13.86	5,544
Ttl Gross Liv / Lease Area		4,851	7,152	5,342		1,480,917

