

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUXBURY MARKETPLACE LLC 82 MAIN ST KINGSTON MA 02364				0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
				0	No Sewer	0	Paved	0	Average	COMMERC.	3250	1,073,700	1,073,700
				0		0	Heavy			COM LAND	3250	789,600	789,600
SUPPLEMENTAL DATA													
Alt Prcl ID				Cyclical Exemption				90					
Scnd Hom				W									
Tax Class T				District									
Tot Fin Are 5700				Res Exem									
Total Acres 3.579				Assoc Pid#									
Chapter La													
GIS ID F_878200_2835159													
Total										1,890,100		1,890,100	

VISION

RECORD OF OWNERSHIP								BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DUXBURY MARKETPLACE LLC								47526	0195	09-29-2016	U	I	4,800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUX LIMITED PARTNERSHIP								16073	0007	04-08-1998	U	I	10	1F	2023	3250	902,600	2022	3250	898,200	2021	3250	667,300
															3250	710,800		3250	710,800		3250	355,600	
															3250	17,300		3250	13,000		3250	13,000	
Total										1,630,700		Total		1,622,000		Total		1,035,900					

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
			Total	0.00																

ASSESSING NEIGHBORHOOD											
Nbhd	Nbhd Name	B	Tracing	Batch							
1090											

NOTES												APPRAISED VALUE SUMMARY											
PERIMETER - 416												Appraised Bldg. Value (Card)						1,023,400					
												Appraised Xf (B) Value (Bldg)						50,300					
												Appraised Ob (B) Value (Bldg)						26,800					
												Appraised Land Value (Bldg)						789,600					
												Special Land Value						0					
												Total Appraised Parcel Value						1,890,100					
												Valuation Method						C					
												Total Appraised Parcel Value						1,890,100					

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
CPO-23-21	04-06-2023	DM	Demolish	100		100	04-06-2023	DEMO CONCRETE LANDING I		05-10-2022	SJD	5		01	Measure - No Entry
CPO-21-52	12-27-2021	RM	Remodel	18,000		100		BATHROOM ENLARGEMENT		05-21-2014	DG			00	Measure & Listed
CPO-21-46	10-14-2021	MN	Maintenance	5,500		100		REROOF FRONT SECTION OF		04-12-2013	VGS			20	Field Review
CPO-21-24	07-16-2021	CM	Commercial	40,000	05-10-2022	100		Handicap ramp installation. See							
CPO-21-13	04-28-2021	CM	Commercial	48,809		100		Interior renovation of vacant spac							
CPO-21-10	03-16-2021	CM	Commercial	82,000	05-12-2021	100		Remodel 3 store fronts and repla							
CPO-20-34	11-30-2020	MN	Maintenance	64,598	05-12-2021	100		Remove/Replace 3905SF of con							

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value		
1	3250	Small Retail	NB	Primary	27,878	SF	14.16	1.00000	C	1.00	1090	1.000			0	14.16	789,600
Total Card Land Units					0.64	AC	Parcel Total Land Area: 0.64					Total Land Value					789,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	04	Above Ave			
Stories	2				
Occupancy	8.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	00	Typical			
Roof Cover	02	Rolled Compos			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	14	Carpet	RCN		1,346,519
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc	Year Built		1984
AC Type	03	Central	Effective Year Built		1997
Use Type	2	Retail	Depreciation Code		A
Bldg Use	3250	Small Retail	Remodel Rating		
Total Rooms	0		Year Remodeled		
Total Baths	0		Depreciation %		24
SF Finish Bsmt			Functional Obsol		
Lighting	03	Average	External Obsol		
Class	D	Class D	Trend Factor		1.000
Heat/AC	03	Average	Condition		
Pct Heated	100		Condition %		
Baths/Plumbing	02	Average	Percent Good		76
Ceiling/Wall	06	Ceil & Walls	Cns Sect Rcnld		1,023,400
Rooms/Prtns	02	Average	Dep % Ovr		
Wall Height	8.00		Dep Ovr Comment		
Base Floor	0.00		Misc Imp Ovr		
1st Floor Use			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	% Good	Grade	Grade Adj	Appr. Value
SPR1	Sprinklers - Wet	B	8,800	5.40	1997		76	C	0.00	36,100
PAV1	Paving - Asphal	L	2,000	4.00	1980	A	70	C	1.00	5,600
PAV1	Paving - Asphal	L	1,000	4.00	1980	A	70	C	1.00	2,800
PAV1	Paving - Asphal	L	1,000	4.00	1980	A	70	C	1.00	2,800
PAV1	Paving - Asphal	L	2,000	4.00	1980	A	70	C	1.00	5,600
CLR1	Cooler	B	60	136.00	1997		76	C	0.00	6,200
CLR2	Freezer	B	60	175.00	1997		76	C	0.00	8,000
LT2	Lights - Sodium	L	4	1600.00	2014	F	55	C	1.00	3,500
PTO	Patio	L	620	15.00	2010	A	70	C	1.00	6,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	5,526	5,526	5,526	142.26	786,145
FBM	Finished Bsmt	0	936	562	85.42	79,952
FOP	Open Porch	0	144	22	21.73	3,130
FUS	Finished Upper Story	3,294	3,294	3,294	142.26	468,614
TDK	Trex Deck	0	605	61	14.34	8,678
Ttl Gross Liv / Lease Area		8,820	10,505	9,465		1,346,519

