

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	852,800	852,800				
				0		0	Heavy			COM LAND	3250	793,600	793,600				
SUPPLEMENTAL DATA																	
Alt Prcl ID				Cyclical Exemption				90		COMMERC.		3250		5,700		5,700	
Scnd Hom				District													
Tax Class T				Res Exem													
Tot Fin Are 16556				Assoc Pid#													
Total Acres .663																	
Chapter La																	
GIS ID F_878188_2835237																	
Total										1,652,100		1,652,100					

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	742,400	2022	3250	742,400	2021	3250	603,600
															3250	714,800		3250	714,800		3250	357,300	
															3250	3,500		3250	3,500		3250	3,500	
Total										1,460,700		Total		1,460,700		Total		964,400					

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				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
1090												
NOTES												
PERIMETER - 592 TSANG'S CAFE,SPORTWORKS,ROCK PAPER SCISSORS,ORIENTAL EXPRESS,LKS MS;												
				Appraised Bldg. Value (Card)				852,800				
				Appraised Xf (B) Value (Bldg)				0				
				Appraised Ob (B) Value (Bldg)				5,700				
				Appraised Land Value (Bldg)				793,600				
				Special Land Value				0				
				Total Appraised Parcel Value				1,652,100				
				Valuation Method				C				
				Total Appraised Parcel Value				1,652,100				

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-21-55	01-05-2022	RM	Remodel	30,000		100		3 DRESSING RMS/SHEETROC		05-21-2014	DG			00	Measure & Listed
CPO-21-42	10-14-2021	RM	Remodel	192,000		100		REMODEL STOREFRONTS. RO		04-12-2013	VGS			20	Field Review
CPO-21-45	10-04-2021	00	Undefined	1,000		100		EXPLORATORY DEMO OF A SE		07-01-1996	BB			70	Prior Inspection
2016-39	03-14-2016	BP	Bldg Permit	3,500		100		ENLARGE EXISTING CASED O							
55	05-01-2009	MN	Maintenance	3,500		100		FRONT OF WESTWINDS							
175	05-14-2002	MN	Maintenance	9,000		100		STRIP AND REROOF							
20010342	08-23-2001	MN	Maintenance	2,000		100		STRIP REP ROOF							

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	28,750	SF	13.80	1.00000	C	1.00	1090	1.000		0	13.80	793,600	
Total Card Land Units					0.66	AC	Parcel Total Land Area: 0.66					Total Land Value					793,600

CONSTRUCTION DETAIL

Element	Cd	Description
Style	15	Strip Stores
Model	94	Commercial
Grade	03	Average
Stories	1	
Occupancy	5.00	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2	11	Clapboard
Roof Structure	03	Gable
Roof Cover	03	Asphalt
Interior Wall 1	00	Typical
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	05	Vinyl
Heating Fuel	03	Gas
Heating Type	04	Forced Air-Duc
AC Type	03	Central
Use Type	2	Retail
Bldg Use	3250	Small Retail
Total Rooms	0	
Total Baths	0	
SF Finish Bsmt		
Lighting Class	03	Average
Heat/AC	D	Class D
Pct Heated	03	Average
Baths/Plumbing	100	
Ceiling/Wall	02	Average
Rooms/Prtns	05	Sus-Ceil & WI
Wall Height	02	Average
Base Floor	8.00	
1st Floor Use	1.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
MIXED USE		
Code	Description	
3250	Small Retail	100
		0
		0

COST / MARKET VALUATION	
RCN	1,122,095
Year Built	1983
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	852,800
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	% Good	Grade	Grade Adj	Appr. Value
SPR1	Sprinklers - Wet	B	9,316	5.40	1997		0		0.00	0
SPR1	Sprinklers - Wet	B	7,240	5.40	1997		0		0.00	0
PAV1	Paving - Asphalt	L	2,000	4.00	1983	A	70	C	1.00	5,600
SGN2	DOUBLE SIDE	L	1	129.00	2014	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	7,312	7,312	7,312	128.02	936,082
CAN	Canopy	0	80	8	12.80	1,024
FBM	Finished Bsmt	0	2,328	1,397	76.82	178,844
WDK	Deck	0	480	48	12.80	6,145
Ttl Gross Liv / Lease Area		7,312	10,200	8,765		1,122,095

