

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	1,342,500	1,342,500		
				0		0	Heavy			COM LAND	3250	928,600	928,600		
<b>SUPPLEMENTAL DATA</b>															
Alt Prcl ID				Cyclical Exemption				90		COMMERC.		3250		11,300	
Scnd Hom				District											
Tax Class T				Res Exem											
Tot Fin Are 11555				Assoc Pid#											
Total Acres 1.08															
Chapter La															
GIS ID F_878213_2835050															
Total										2,282,400		2,282,400			

**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	1,168,100	2022	3250	1,168,100	2021	3250	806,800
															3250	799,800		3250	799,800		3250	399,900	
															3250	7,000		3250	7,000		3250	7,000	
Total										1,974,900		Total		1,974,900		Total		1,213,700					

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 - 330 EASTON BANK,THE WOOD BASKET,ANNE HENNING PHOTOGRAPHY,C+S ADVISORS,LAW OFCS OF PHILIP MARKELLA																			
Total Appraised Parcel Value								2,282,400											

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
CPO-22-18	05-26-2022	RM	Remodel	104,000		100	05-26-2022	ALTERATIONS TO 4 STORE FR		05-21-2014	DG			00	Measure & Listed
CPO-21-16	05-04-2021	CM	Commercial	27,500		100		Bldg # 2 # 25 Depot. Replace 3		04-12-2013	VGS			20	Field Review
2016-308	09-23-2016	BP	Bldg Permit	11,000		100		HANG PIZZA OVEN HOODS AN		07-01-1996	BB			70	Prior Inspection
2016-196	06-09-2016	RM	Remodel	33,000		100		CONVERT EXISTING OFFICE S							
2014-70	05-08-2014	MN	Maintenance	10,000		100		STRIP & RE-ROOF 40 SQUARE							
20000453	11-14-2000	MN	Maintenance	0		100		28" X 23" SIGN							
14408	03-11-1997	RM	Remodel	24,000		100		ENCLOSING ATM/H-CAP							

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	47,045	SF	9.87	1.00000	C	1.00	1090	1.000			0	9.87	928,600
Total Card Land Units					1.08	AC	Parcel Total Land Area:					1.08	Total Land Value			928,600	

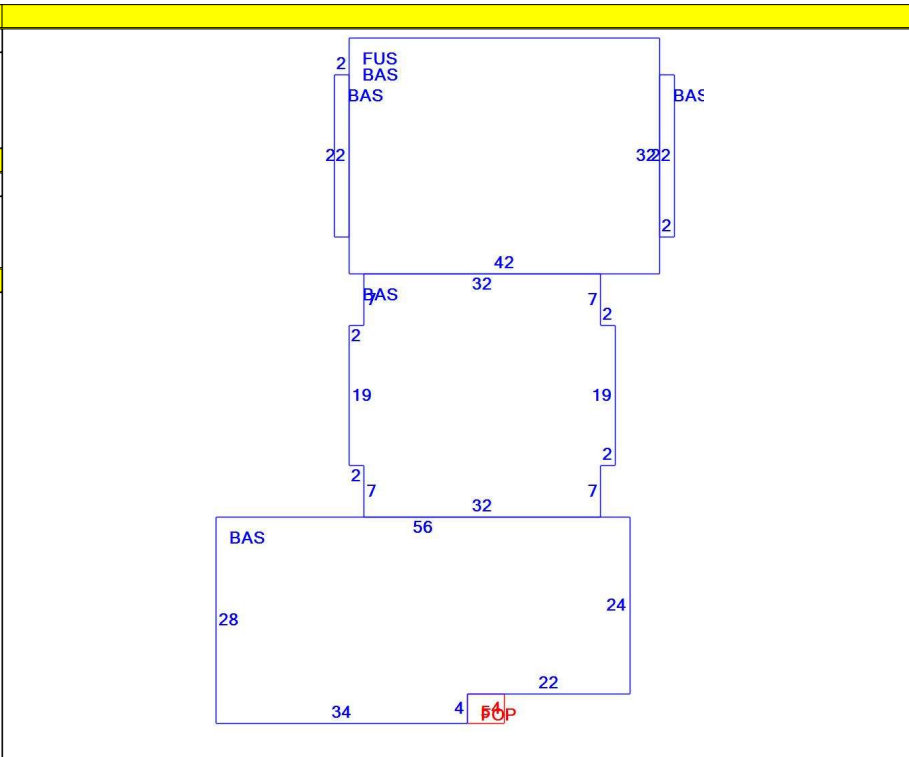
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	03	Average			
Stories	2				
Occupancy	5.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	01	None			
AC Type	01	None			
Use Type	2	Retail			
Bldg Use	3400	Office Bld			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	6.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3250	Small Retail	100
		0
		0

COST / MARKET VALUATION		
RCN		743,527
Year Built		1977
Effective Year Built		1995
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		74
Cns Sect Rcnld		550,200
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
ATM	Automatic Teller	B	1	77000.00	1998		0		0.00	0
DUW	Drive Up Windo	B	1	24800.00	1998		0		0.00	0
PAV1	Paving - Asphal	L	2,000	4.00	1983	A	70	C	1.00	5,600
PAV1	Paving - Asphal	L	2,000	4.00	1980	A	70	C	1.00	5,600
A/C	Air Conditioning	B	952	6.00	1998		74		0.00	4,200
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	4,044	4,044	4,044	137.92	557,748	
FOP	Open Porch	0	20	3	20.69	414	
FUS	Finished Upper Story	1,344	1,344	1,344	137.92	185,364	
Ttl Gross Liv / Lease Area		5,388	5,408	5,391		743,526	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
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		1,342,500	1,342,500					
				0	Heavy			COM LAND	3250		928,600	928,600					
<b>SUPPLEMENTAL DATA</b>						COMMERC.	3250	11,300	11,300								
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 11555 Total Acres 1.08 Chapter La GIS ID F_878213_2835050				Cyclical Exemption W District Res Exem Assoc Pid#		90		Total		2,282,400	2,282,400						
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	1,168,100	2022	3250	1,168,100	2021	3250	806,800
										3250	799,800		3250	799,800		3250	399,900
										3250	7,000		3250	7,000		3250	7,000
									Total		1,974,900	Total		1,974,900	Total		1,213,700
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			Appraised Bldg. Value (Card)			1,338,300			
1090											Appraised Xf (B) Value (Bldg)			4,200			
										Appraised Ob (B) Value (Bldg)			11,300				
										Appraised Land Value (Bldg)			928,600				
										Special Land Value			0				
										Total Appraised Parcel Value			2,282,400				
										Valuation Method			C				
										Total Appraised Parcel Value			2,282,400				
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	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment		Adj Unit Pric	Land Value
2	3250	Small Retail			0.000 AC	0.00	1.00000	0	1.00	1090	1.000			0		0.00	0
Total Card Land Units					0.00 AC	Parcel Total Land Area: 1.08					Total Land Value					928,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	05	Ave/Good			
Stories	2				
Occupancy	4.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	03	Concrete			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	01	None			
AC Type	01	None			
Use Type	2	Retail			
Bldg Use	3400	Office Bld			
Total Rooms	0				
Total Baths	0				
SF Finish Bsmt					
Lighting	03	Average			
Class	D	Class D			
Heat/AC	00	None			
Pct Heated	0				
Baths/Plumbing	02	Average			
Ceiling/Wall	06	Ceil & Walls			
Rooms/Prtns	02	Average			
Wall Height	8.00				
Base Floor	0.00				
1st Floor Use					

MIXED USE		
Code	Description	Percentage
3250	Small Retail	100
		0
		0

COST / MARKET VALUATION		
RCN		1,065,038
Year Built		1977
Effective Year Built		1995
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		74
Cns Sect Rcnld		788,100
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	3,758	3,758	3,758	171.73	645,343	
FOP	Open Porch	0	42	6	24.53	1,030	
FUS	Finished Upper Story	2,432	2,432	2,432	171.73	417,635	
WDK	Deck	0	64	6	16.10	1,030	
Ttl Gross Liv / Lease Area		6,190	6,296	6,202		1,065,038	

