

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SWEETSERS LLC 82 MAIN ST KINGSTON MA 02364			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	COMMERC.	3220	2,754,300	2,754,300	
			0		0	Heavy			COM LAND	3220	420,800	420,800	
SUPPLEMENTAL DATA													
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 19883 Total Acres .45 Chapter La GIS ID F_881287_2840188						Cyclical Exemption W District Res Exem Assoc Pid#							
Total										3,197,700	3,197,700		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SWEETSERS LLC			LCC	12305	02-12-2016	Q	I	2,749,999	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
J & M SWEETSERS PROPERTIES DAVIS JO			LCC	83213	06-30-1992	U	I	450,000	1L	2023	3220	2,405,200	2022	3220	2,360,800	2021	3220	1,346,300
											3220	374,500		3220	374,500		3220	832,000
											3220	15,400		3220	15,400		3220	15,400
Total										2,795,100	Total	2,750,700	Total	2,193,700				

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											
Nbhd	Nbhd Name	B	Tracing	Batch							
1090											

NOTES												APPRAISED VALUE SUMMARY						
PERIMETER - 574						THOMAS,TUCKER,HARRINGTON INS,NORTHEAST						Appraised Bldg. Value (Card)						2,754,300
SUNG HARBOR WINE,SUNG HARBOR FISH CO,						IMPORT,SWEETSER PROPERTIES						Appraised Xf (B) Value (Bldg)						0
SOTHEBY REALTY,TIMELESS DESIGN,GOOD DATA												Appraised Ob (B) Value (Bldg)						22,600
FLOREK FINANCIAL,FRENCH MEMORIES BAKERY												Appraised Land Value (Bldg)						420,800
TIM SEGER CLAIMS,SEACOAST ENG.,AMORY												Special Land Value						0
ARCHITECTS, FRENCH MEMORIES,LAW OFCS OF												Total Appraised Parcel Value						3,197,700
												Valuation Method						C
												Total Appraised Parcel Value						3,197,700

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-22-55	02-07-2023	RM	Remodel	68,000		100	07-05-2023	OFFICE BUILD OUT		12-13-2021	SJT	10		30	Quality Control
CPO-20-7	07-13-2020	RM	Remodel	40,735	05-12-2021	100		Remove existing deck & replace		05-12-2021	SJD	5		01	Measure - No Entry
CBP-19-41	11-19-2019	RM		10,400		100	04-29-2020	Cut new door opening. Build 2 cl		12-20-2016	SJD	9		01	Measure - No Entry
2018-123	04-09-2018	MS	Miscellaneous	10,000		100		ADDITIONAL FIREPROOFING		06-04-2014	DG			00	Measure & Listed
2017-151	05-11-2017	MN	Maintenance	11,800		100		REMOVE EXISTING EPDM RO		04-12-2013	VGS			20	Field Review
2017-57	04-24-2017	MN	Maintenance	60,000		100		STRIP & REROOF 60 SQUARE		04-10-1998	D&K		1	00	Measure & Listed
2016-137	05-05-2016	MN	Maintenance	30,000		100		REPLACE ROOF OVER EXISTI							

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	3220	Store/Shop	NB	Primary	19,602	SF	19.08	1.00000	C	0.90	1090	1.000	LIMITED PARKING FOR TYP		0	21.47	420,800
Total Card Land Units					0.45	AC	Parcel Total Land Area: 0.45					Total Land Value					420,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	Strip Stores			
Model	94	Commercial			
Grade	07	Very Good			
Stories	2				
Occupancy	0.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl	RCN		4,050,488
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	04	Forced Air-Duc	Year Built		1930
AC Type	03	Central	Effective Year Built		1989
Use Type	2	Retail	Depreciation Code		G
Bldg Use	3220	Store/Shop	Remodel Rating		
Total Rooms	0		Year Remodeled		
Total Baths	04		Depreciation %		32
SF Finish Bsmt			Functional Obsol		
Lighting Class	03	Average	External Obsol		
Heat/AC	D	Class D	Trend Factor		1.000
Pct Heated	03	Average	Condition		
Baths/Plumbing	100		Condition %		68
Ceiling/Wall	03	Above Average	Percent Good		68
Rooms/Prtns	05	Sus-Ceil & Wl	Cns Sect Rcndld		2,754,300
Wall Height	02	Average	Dep % Ovr		
Base Floor	10.00		Dep Ovr Comment		
1st Floor Use	1.00		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
WDK	Deck	L	200	21.00	1965	A	70	C	1.00	2,900
CNP	Canopy	L	1,318	42.00	1970	F	55	D	0.50	15,200
CLR2	Freezer	B	128	175.00	1980		0		0.00	0
CLR1	Cooler	B	176	136.00	1980		0		0.00	0
SPR1	Sprinklers - Wet	B	650	5.40	1980		0		0.00	0
SPR1	Sprinklers - Wet	B	716	5.40	1980		0		0.00	0
SPR1	Sprinklers - Wet	B	10,067	5.40	1980		0		0.00	0
SPR1	Sprinklers - Wet	B	8,450	5.40	1980		0		0.00	0
PAV1	Paving - Asphal	L	1,600	4.00	1970	A	70	C	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	10,023	10,023	10,023	207.28	2,077,582	
FOP	Open Porch	0	1,318	198	31.14	41,042	
FUS	Finished Upper Story	8,405	8,405	8,405	207.28	1,742,201	
PTO	Patio	0	774	39	10.44	8,084	
TDK	Trex Deck	0	774	77	20.62	15,961	
UAT	Unfinished Attic	0	3,410	512	31.12	106,128	
UUS	Unfinished Upper Story	0	574	287	103.64	59,490	
Ttl Gross Liv / Lease Area		18,428	25,278	19,541		4,050,488	

