

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CORVELLI EDMUND JR			0 Water	0 Cul-De-Sac	0 Excellent	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CORVELLI LINDA			0 Septic	0 Paved	0 Average	RESIDNTL	1010	879,600	879,600	
31 SEABURY POINT RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	2,611,700	2,611,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3411 Total Acres .988 Chapter Lan GIS ID F_872516_2830069			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	15,800	15,800	
						Total		3,507,100	3,507,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CORVELLI EDMUND JR		5329 0058	04-11-1983	Q	I	220,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	703,000	2022	1010	657,500
									1010	1,952,500		1010	1,736,800
									1010	12,300		1010	12,300
								Total		2,667,800	Total		2,406,600
								Total			Total		1,933,500

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
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	879,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	15,800
Appraised Land Value (Bldg)	2,611,700
Special Land Value	0
Total Appraised Parcel Value	3,507,100
Valuation Method	C
Total Appraised Parcel Value	3,507,100

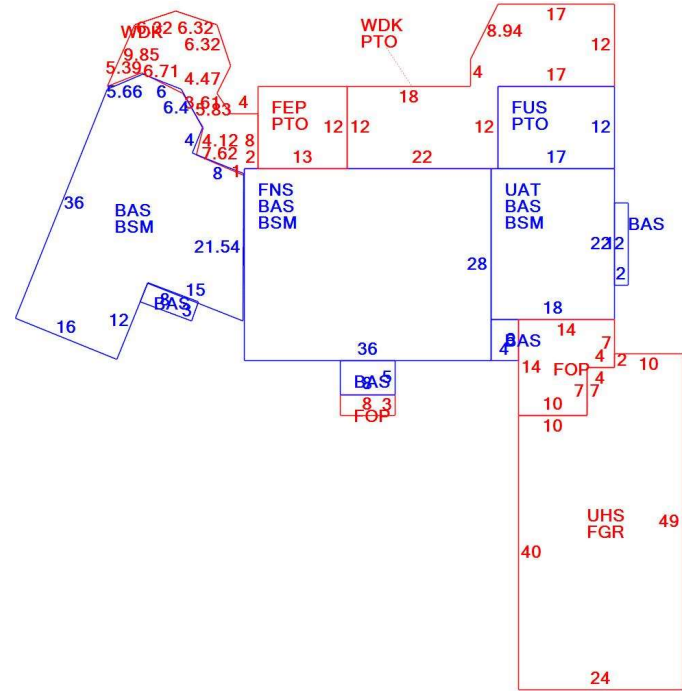
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
EPO-23-380	08-01-2023	EL	Electric			0		INSTALL STANDBY GENERATO	03-05-2014	SJD	0	6	00	Measure & Listed
QPO-23-14	05-24-2023	MN	Maintenance	39,981		100	05-24-2023	REPLACE ROOF	04-12-2013	VGS			20	Field Review
QPO-20-81	08-19-2020	MN	Maintenance	20,000		100	09-18-2020	Replace failing gable end window	05-14-2008	BSB		1	00	Measure & Listed
2013-163	09-09-2013	MN	Maintenance	12,162	03-05-2014	100		REPLACE 11 WINDOWS AND 2						
2013-101	06-10-2013	MN	Maintenance	8,200	03-05-2014	100		STRIP & REROOF 22 SF						
14547	07-03-1997	NC	New Construct	8,000	05-12-1998	100		12X13 SCREENED ROOM						
14436	04-17-1997	AD	Addition	10,000	05-12-1998	100		16X24 ADD TO GARAGE						

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	22,700	SF	13.91	1.00000	5	1.00	0080	1.503	KINGSTON BAY VIEW	W550	5.5000	114.99	2,610,300
1	1010	Single Family	WP	Undevelop	0.466	AC	2,000.00	1.00000	0	1.00	0080	1.503	MARSH	1.0000	0.07		1,400
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			2,611,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2238	
Model	01	Residential	Bsmt Type	05	
Grade	08	Excellent	Unfin Area	470.00	Full Raised
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	672				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2238				

CONDO DATA				
Parcel Id	C	Owne	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	1,086,683
Replace Cost	70,700
Year Built	1,157,380
Effective Year Built	1970
Depreciation Code	1997
Remodel Rating	G
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	879,600
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	% Gd	Grade	Grade Adj.	Appr. Value
DCK	Dock	L	500	45.00	1980	A	70	C	1.00	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,350	2,350	2,350	221.41	520,314
BSM	Basement	0	2,238	448	44.32	99,192
FEP	Finished Enclosed Porch	0	156	94	133.41	20,813
FGR	Garage	0	1,078	431	88.52	95,428
FNS	Finished 90% Story	907	1,008	907	199.23	200,819
FOP	Open Porch	0	192	29	33.44	6,421
FUS	Finished Upper Story	204	204	204	221.41	45,168
PTO	Patio	0	860	43	11.07	9,521
UAT	Unfinished Attic	0	396	59	32.99	13,063
UHS	Unfinished Half Story	0	1,078	270	55.46	59,781
Ttl Gross Liv / Lease Area		3,461	10,286	4,908		1,086,683



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		SUPPLEMENTAL DATA				RES LAND	1010	2,611,700	2,611,700										
		Alt Prcl ID	Cyclical 7		RESIDNTL	1010	15,800	15,800											
		Scnd Home	Exemption																
		Tax Class T	W																
		Tot Fin Area 3411	District																
		Total Acres .988	Res Exem																
		Chapter Lan																	
		GIS ID F_872516_2830069	Assoc Pid#																
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Exterior Wall 2						Adjust Type	Code	Description	Factor%		
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Roof Cover	03	Asphalt				Condo Unit					
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Interior Wall 2						Net Other Adj			70,700		
Interior Floor 1	12	Hardwood				Replace Cost					
Interior Floor 2						Year Built					
Heat Fuel	02	Oil				Effective Year Built					
Heat Type	05	Hot Water				Depreciation Code					
AC Type	03	Central				Remodel Rating					
Bedrooms	4					Year Remodeled					
Full Baths	4					Depreciation %					
Half Baths	0					Functional Obsol					
Extra Fixtures	2					External Obsol					
Total Rooms	7					Trend Factor					
Bath Style	03	Modern				Condition					
Kitchen Style	03	Modern				Condition %					
Extra Kitchens	0					Percent Good					
Fireplaces	2					Cns Sect Rcnd					
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Sq Ft Fin Bsmt	672					Misc Imp Ovr Comment					
FBM Quality	04	Above Average				Cost to Cure Ovr					
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BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
WDK	Deck	0	726	73	22.26	16,163					
Ttl Gross Liv / Lease Area											