

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FOLEY THOMAS P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
FOLEY DIANE W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	998,400	998,400
80 SEABURY POINT RD		SUPPLEMENTAL DATA			RES LAND	1010	2,867,100	2,867,100	
DUXBURY MA 02332		Alt Prcl ID	Cyclical	7	RESIDNTL	1010	9,400	9,400	
		Scnd Home	Exemption	W	VISION				
		Tax Class	T	W					
		Tot Fin Area	2690	District					
		Total Acres	1.408	Res Exem					
		Chapter Lan		Assoc Pid#	Total 3,874,900 3,874,900				
		GIS ID	F_872635_2829485						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FOLEY THOMAS P		54965 148	05-13-2021	Q	I	3,100,000	00	Year	Code	Assessed	Year	Code	Assessed
SCAVONGELLI ANTHONY		53219 271	08-10-2020	Q	I	3,100,000	00	2023	1010	754,100	2022	1010	635,000
EARLEY DAVID F		42333 0317	12-03-2012	Q	I	1,700,000	00		1010	2,504,500		1010	2,317,100
HARRINGTON PAUL & CHRISTINE TT		32553 0041	04-24-2006	U	I	1	1F		1010	7,300		1010	7,300
HARRINGTON PAUL J		27424 0103	01-22-2004	U	I	1,375,000	1	Total		3,265,900	Total		2,959,400
								Total		2,327,200			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									998,400
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									9,400
Appraised Land Value (Bldg)									2,867,100
Special Land Value									0
Total Appraised Parcel Value									3,874,900
Valuation Method									C
Total Appraised Parcel Value									3,874,900

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
QPO-23-12	05-17-2023	MN	Maintenance	34,500		100	05-17-2023	ROOF & SIDING		03-17-2014	SJD	9	1	00	Measure & Listed
QP-19-303	11-25-2019	MN		4,545		100	12-10-2019	ROOF & SKYLIGHTS		04-12-2013	VGS			20	Field Review
339	07-14-2004	AD	Addition	63,000		100		30X35 SND LEVEL		03-26-2008	BSB		1	00	Measure & Listed
102	03-25-2004	RM	Remodel	2,500		100		NEW BATH/REPL DOORS							
12082	10-29-1991	AD	Addition	36,000	01-01-1992	100		HSE GUTTED/DECK/PATI							

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	WP	Primary	38,300 SF	9.05	1.00000	5	1.00	0080	1.503	KINGSTON BAY FRONT		W550	5.5000	74.82	2,865,500
1	1010	Single Family	WP	Undevelop	0.528 AC	2,000.00	1.00000	0	1.00	0080	1.503	MARSH		1.0000	0.07		1,600
Total Card Land Units					1.41 AC	Parcel Total Land Area					1.41	Total Land Value					2,867,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1858	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.95				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	864				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1858				

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

COST / MARKET VALUATION		
Net Other Adj		1,014,633
Replace Cost		82,460
Year Built		1,097,094
Effective Year Built		1972
Depreciation Code		2012
Remodel Rating		R
Year Remodeled		
Depreciation %	9	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	91	
Cns Sect Rcnld	998,400	
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
DCK1	Residential	L	232	58.00	2000	A	70	C	1.00	9,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,858	1,858	1,858	279.13	518,622
BSM	Basement	0	1,858	372	55.89	103,836
DCK	Deck	0	112	11	27.41	3,070
FEP	Finished Enclosed Porch	0	252	151	167.26	42,148
FGR	Garage	0	565	226	111.65	63,083
FNS	Finished 90% Story	871	968	871	251.16	243,121
FOP	Open Porch	0	245	37	42.15	10,328
PTO	Patio	0	663	33	13.89	9,211
WDK	Deck	0	756	76	28.06	21,214
Ttl Gross Liv / Lease Area		2,729	7,277	3,635		1,014,633

