

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BUSTOS KARLO A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BUSTOS DORA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	342,700	342,700	
52 STRAWBERRY LN		SUPPLEMENTAL DATA			RES LAND	1010	465,000	465,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1764 Total Acres .47 Chapter Lan GIS ID F_876376_2843592			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,400	3,400	
						Total		811,100	811,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEMPSEY MICHAEL		58380 43	10-20-2023	Q	I	1,025,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BUSTOS KARLO A		45276 0170	02-27-2015	Q	I	525,000	00	2023	1010	268,700	2022	1010	225,700	2021	1010	225,300
GALVIN JAMES M & DINA H		18775 0151	08-09-2000	Q	I	459,000	00		1010	552,500		1010	435,200		1010	348,700
									1010	2,200		1010	2,200		1010	2,200
						Total		823,400	Total		663,100	Total		576,200		

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)									342,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									3,400
Appraised Land Value (Bldg)									465,000
Special Land Value									0
Total Appraised Parcel Value									811,100
Valuation Method									C
Total Appraised Parcel Value									811,100

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
268	12-17-2010	MS	Miscellaneous	890		100		GARAGE CEILING		05-05-2015	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										09-13-1999	BSB		1	00	Measure & Listed

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	20,473 SF	15.11	1.00000	5	1.00	0080	1.503			1.0000	22.71	465,000
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			465,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	208				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1080				

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

COST / MARKET VALUATION	
Net Other Adj	438,378
Replace Cost	31,070
Year Built	469,448
Effective Year Built	1984
Depreciation Code	1994
Remodel Rating	A
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	342,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BSM	TQS	
	BAS	
	BSM	
24		24
3		42

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
PTO	Patio	L	320	15.00	1990	A	70	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	221.40	223,174
BSM	Basement	0	1,080	216	44.28	47,823
TQS	Three Quarter Story	756	1,008	756	166.05	167,381
Ttl Gross Liv / Lease Area		1,764	3,096	1,980		438,378

