

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BUSCONI CHRISTOPHER P BUSCONI JANE M PO BOX 225  MILTON MA 02186		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	608,500	608,500
		SUPPLEMENTAL DATA		Cyclical Exemption W		9		RES LAND	1010	1,139,300	1,139,300
		Alt Prcl ID Scnd Home 500780 Tax Class T Tot Fin Area 2007 Total Acres .59 Chapter Lan GIS ID F_881493_2829750		District Res Exem				RESIDNTL	1010	1,200	1,200
				Assoc Pid#				Total		1,749,000	1,749,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BUSCONI CHRISTOPHER P	55968	53	11-04-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
OFR LLC	55434	18	08-06-2021	U	I	1	1A	2023	1010	467,600	2022	1010	368,600	2021	1010	286,400
BUSCONI CHRISTOPHER P	49051	0020	10-16-2017	U	I	550,000	1		1010	1,300,900		1010	1,184,800		1010	850,900
BERRY VIOLA A	13015	0158	07-14-1994	U	I	0	1F		1010	800		1010	6,400		1010	6,400
		Total						Total		1,769,300	Total		1,559,800	Total		1,143,700

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)	608,500
0100								Appraised Xf (B) Value (Bldg)	0
								Appraised Ob (B) Value (Bldg)	1,200
								Appraised Land Value (Bldg)	1,139,300
								Special Land Value	0
								Total Appraised Parcel Value	1,749,000
								Valuation Method	C
								Total Appraised Parcel Value	1,749,000

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
2016-134	05-04-2016	RM	Remodel	75,000	05-09-2018	100		REMOVE AND REPLACE THE	02-10-2022	SJT	0		00	Measure & Listed
2015-114	05-06-2015	NC	New Construct	66,500	05-09-2018	100		CONSTRUCT A GAMBREL DOR	05-09-2018	JLF	5		01	Measure - No Entry
2014-141	06-09-2014	RM	Remodel	18,000	05-09-2018	100		RM EXISTING BATHROOM, RE-	04-12-2013	VGS			20	Field Review
11113	02-03-1989	AD	Addition			100		WALKOUT BAY, DECK	04-14-2007	KP		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	25,700	SF	12.60	1.00000	5	1.00	0100	3.519		1.0000	44.33	1,139,300
Total Card Land Units					0.59	AC	Parcel Total Land Area					0.59	Total Land Value			1,139,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	09	Custom	Unfin Area	0.00	None
Stories	1.9				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION		
Net Other Adj		715,831
Replace Cost		26,220
Year Built		1920
Effective Year Built		2003
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %	18	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	82	
Cns Sect Rcnld	608,500	
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
SHD1	Shed	L	80	21.00	2005	A	70	C	1.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,309	1,309	1,309	315.76	413,331
DCK	Deck	0	354	35	31.22	11,052
FNS	Finished 90% Story	855	950	855	284.18	269,976
FSP	Screened Porch	0	342	68	62.78	21,472
Ttl Gross Liv / Lease Area		2,164	2,955	2,267		715,831

