

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
THEINERT RICHARD L/E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
MOODY-THEINERT MAUREEN			0 Septic	0 Paved	0 Average	RESIDNTL	1010	771,800	771,800	
40 UPLAND RD		SUPPLEMENTAL DATA			RES LAND	1010	1,388,900	1,388,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3295 Total Acres .619 Chapter Lan GIS ID F_884630_2842461			Cyclical Exemption W District Res Exem	RESIDNTL	1010	24,400	24,400	
						Total		2,185,100	2,185,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
THEINERT RICHARD L/E	57299 4	10-04-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
THEINERT RICHARD	57298 245	10-04-2022	Q	I	2,300,000	00	2023	1010	590,300	2022	1010	502,700	2021	1010	478,000
WHITE CHERYL A TT	45944 0073	08-19-2015	U	I	100	1A		1010	1,279,800		1010	840,400		1010	764,700
CARMICHAEL CHERYL A	13106 0069	08-26-1994	Q	I	200,000	00		1010	12,100		1010	12,100		1010	12,100
							Total		1,882,200	Total		1,355,200	Total		1,254,800

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 771,800				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpose/Result
										05-10-2023	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										03-04-2013	AO	6	6	30	Quality Control
										09-15-2008	KB		1	00	Measure & Listed
										Total Appraised Parcel Value					2,185,100
										Total Appraised Parcel Value					2,185,100

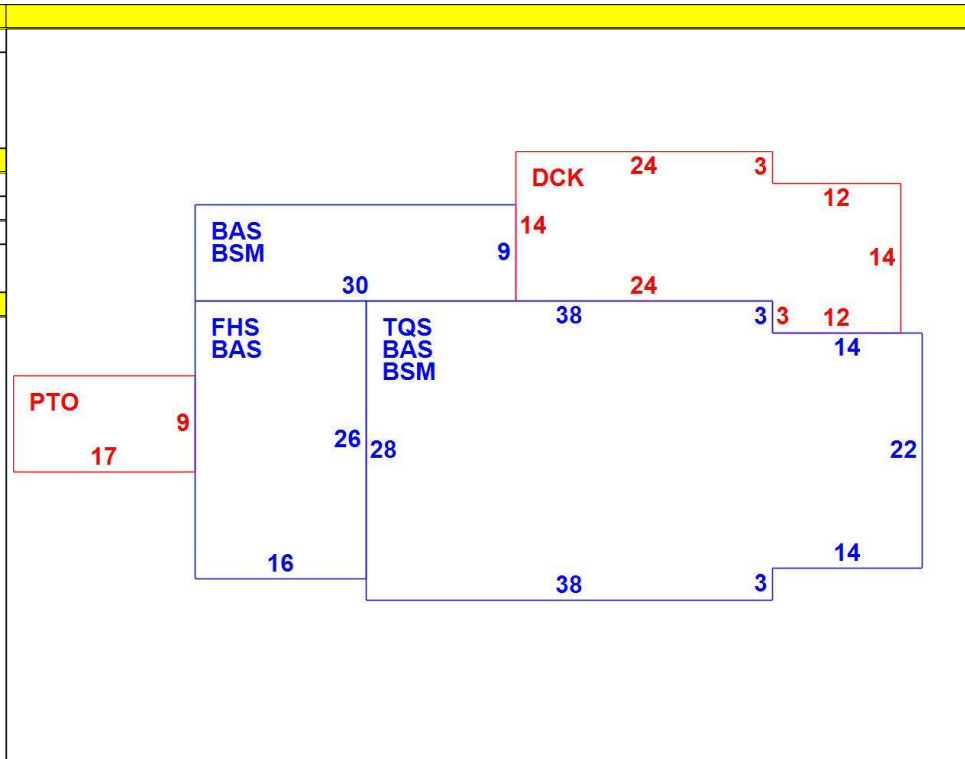
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-58	02-08-2023	RM	Remodel	25,000	05-10-2023	100	06-20-2023	RMDL KITCHEN, 1ST FL BATHR		05-10-2023	SJD	9		01	Measure - No Entry
13516	12-07-1994	NC	New Construct	140,000	10-03-1995	100		28X38&14X22 2STY ADD		04-12-2013	VGS			20	Field Review
13438	10-06-1994	MN	Maintenance	30,000	10-03-1995	100		RECONS DAM ROOF,REM		03-04-2013	AO	6	6	30	Quality Control
										09-15-2008	KB		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	27,000 SF	12.08	1.00000	5	1.00	0130	4.259		1.0000	51.44	1,388,900
Total Card Land Units					0.62 AC	Parcel Total Land Area					0.62	Total Land Value			1,388,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1642	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1642				

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

COST / MARKET VALUATION	
Net Other Adj	934,828
Replace Cost	29,925
Year Built	1993
Effective Year Built	2001
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	771,800
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
FGR1	Garage - 1 Sto	L	432	52.00	1993	A	70	C	1.00	15,700
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,058	2,058	2,058	253.96	522,650
BSM	Basement	0	1,642	328	50.73	83,299
DCK	Deck	0	504	50	25.19	12,698
FHS	Finished Half Story	208	416	208	126.98	52,824
PTO	Patio	0	153	8	13.28	2,032
TQS	Three Quarter Story	1,029	1,372	1,029	190.47	261,325
Ttl Gross Liv / Lease Area		3,295	6,145	3,681		934,828

