

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JODAT NATHAN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
JODAT ANDREA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	286,900	286,900	
18 STONE GATE LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	471,000	471,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1550 Total Acres .953 Chapter Lan GIS ID F_861670_2844728			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	16,900	16,900	
						Total		774,800	774,800	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
JODAT NATHAN	57173	78	08-26-2022	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed			
LINSKY CHRISTOPHER R	32774	0010	05-31-2006	Q	I	422,000	00	2023	1010	227,800	2022	1010	212,500			
WRIGHT ALFRED F	13975	0093	11-21-1995	U	I	1	1A		1010	505,600		1010	321,100			
									1010	2,700		1010	2,700			
								Total		736,100	Total		536,300	Total		514,700

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										
0060														
NOTES												Appraised Bldg. Value (Card)		286,900
												Appraised Xf (B) Value (Bldg)		0
												Appraised Ob (B) Value (Bldg)		16,900
												Appraised Land Value (Bldg)		471,000
												Special Land Value		0
												Total Appraised Parcel Value		774,800
												Valuation Method		C
												Total Appraised Parcel Value		774,800

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
2018-13	03-28-2018	DM	Demolish	11,400		100		DEMO EXISITING 8' X 12' UTILI	11-22-2022	SJD	9		01	Measure - No Entry
2014-40	02-14-2014	RM	Remodel	25,000		100		REPAIR WATER DAMAGE & RE	08-04-2014	JLF	5		30	Quality Control
2013-229	12-13-2013	MN	Maintenance	5,100		100		STRIP SHINGLES AND RE ROO	04-12-2013	VGS			20	Field Review
2	01-07-2011	MS	Miscellaneous	1,345		100		ATTIC INSULATION	09-07-2007	BSB			01	Measure - No Entry

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	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.035	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.05	1,600	
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			471,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			363,820
Interior Floor 2			Net Other Adj		13,650
Heat Fuel	02	Oil	Replace Cost		377,470
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		286,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK

8

9

FNS
BAS
BSM

24

34

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	216	21.00	2018	E	100	C	1.00	4,500
GNR	GENERATOR	L	1	12400.00	2018	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	211.52	172,603
BSM	Basement	0	816	163	42.25	34,478
DCK	Deck	0	72	7	20.56	1,481
FNS	Finished 90% Story	734	816	734	190.27	155,258
Ttl Gross Liv / Lease Area		1,550	2,520	1,720		363,820

