

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TORRES GENAINNA D SAMPAIO DHIONYS 3 BOYLSTON DR  EDGARTOWN MA 02539		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	368,600	368,600
				0	Heavy			RES LAND	1010	338,800	338,800
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1446 Total Acres 1.098 Chapter Lan GIS ID F_863860_2833214				Cyclical 2 Exemption W District Res Exem Assoc Pid#							
									Total	707,400	707,400

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
TORRES GENAINNA D		56139 337	12-08-2021	Q	I	590,000	00	Year	Code	Assessed	Year	Code	Assessed	
DENTY WILLIAM J		54289 295	01-28-2021	U	I	295,000	1S	2023	1010	279,100	2022	1010	93,000	
CARRINGTON MORTGAGE SERV. LLC		53435 10	09-15-2020	U	I	1	1E		1010	352,400		1010	290,400	
US SECRETARY OF VETERANS AFFAIR		52076 273	12-11-2019	U	I	10	1E							
LLC, CARRINGTON MORTGAGE SERVIE		51979 33	11-20-2019	U	I	239,543	1L							
									Total	631,500	Total	383,400	Total	326,100

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

This signature acknowledges a visit by a Data Collector or Assessor

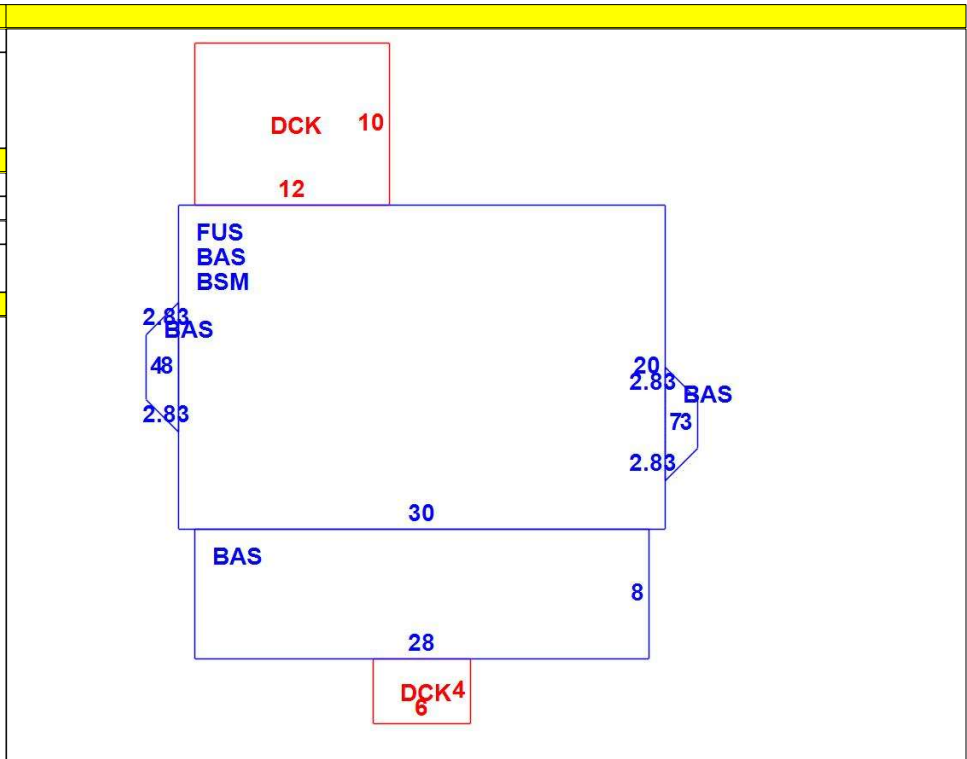
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	368,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	338,800
Special Land Value	0
Total Appraised Parcel Value	707,400
Valuation Method	C
Total Appraised Parcel Value	707,400

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-21-309	07-15-2021	BP	Bldg Permit	7,250	03-03-2022	100		10X12 DECK	03-03-2022	SJT	5		07	Measure - Info @ Door
BPO-21-68	05-17-2021	MN	Maintenance	50,200	03-03-2022	100	10-25-2021	Refurb interior. Replace sheetro	05-06-2020	SJD	9		20	Field Review
									04-12-2013	VGS			20	Field Review
									08-30-2007	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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000	PCL SLOPES DOWN OFF RTE	TN95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.180	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	6,300
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			338,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	600	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			395,037
Interior Floor 2			Net Other Adj		14,500
Heat Fuel	02	Oil	Replace Cost		409,537
Heat Type	04	Forced Air-Duc	Year Built		1955
AC Type	03	Central	Effective Year Built		2011
Bedrooms	3		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		10
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		90
Gas Fireplaces	0		Cns Sect Rcnld		368,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	600		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	846	846	846	250.02	211,520	
BSM	Basement	0	600	120	50.00	30,003	
DCK	Deck	0	144	14	24.31	3,500	
FUS	Finished Upper Story	600	600	600	250.02	150,014	
Ttl Gross Liv / Lease Area		1,446	2,190	1,580		395,037	

