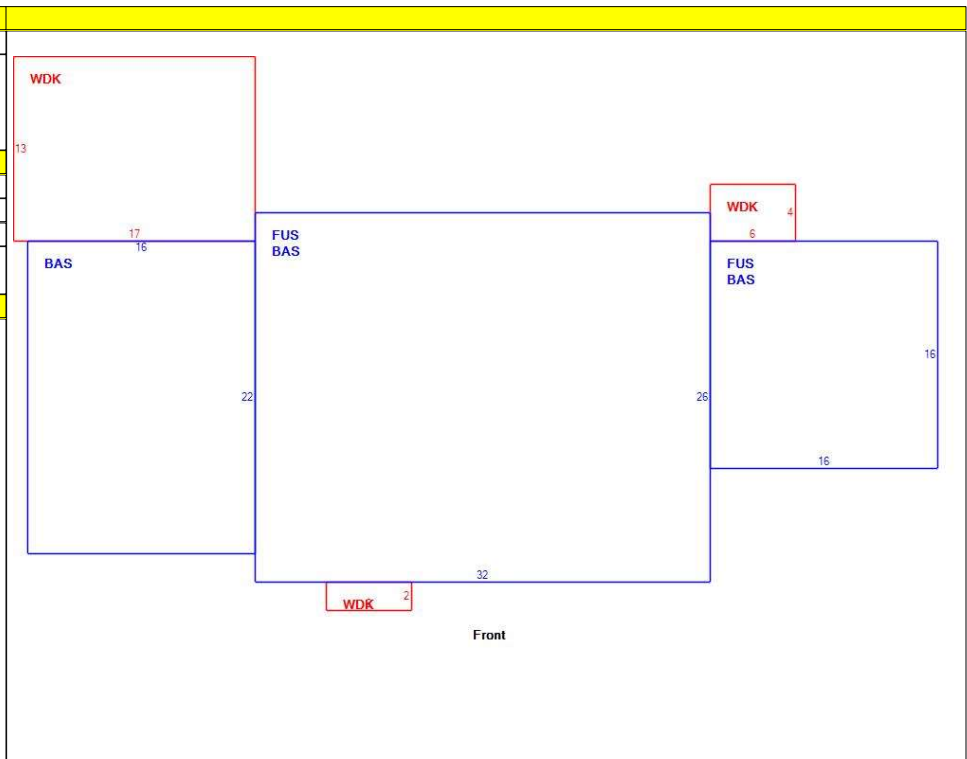


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
MCKEE RYAN& MCKEE TONYA 18 HIGHVIEW ST NEEDHAM MA 02494						Description	Code	Appraised	Assessed			1302 EDGARTOWN, MA						
						RESIDENTL	1010	330,400	330,400									
						RES LND	1010	333,200	333,200			VISION						
SUPPLEMENTAL DATA																		
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_280026_794159				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total			663,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCKEE RYAN&		1496	0123	05-14-2019	Q	I	945,000	00	Year	Code	Assessed	Year	Code	Assessed				
CALHETA MICHAEL IV & TABITHA		1241	0735	03-25-2011	U	I	1	1A	2023	1010	361,400	2022	1010	438,900				
CALHETA MICHAEL IV		1068	0362	01-03-2006	U	I	470,000	1		1010	302,300		1010	302,300				
STRADA MICHAEL L		0397	0853	12-16-1982	U	I	30,000	1										
STRADA MICHAEL L		0034	0434	06-01-1977			0											
						Total			663,700			Total 741,200			Total 741,300			
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)				324,300	
0040													Appraised Xf (B) Value (Bldg)				0	
												Appraised Ob (B) Value (Bldg)				6,100		
												Appraised Land Value (Bldg)				333,200		
												Special Land Value				0		
												Total Appraised Parcel Value				663,600		
												Valuation Method				C		
												Total Appraised Parcel Value				663,600		
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpost/Result	
607-2016	03-03-2017	CO	CO ISSUED			0		SFR ALTER				06-06-2022	LS			11	Field Review	
2017-100	09-19-2016	RN	Res New Cons	7,000		0		12 X 16 SHED				07-17-2017	EP			01	Cyclical Reinspection	
2016-607	06-21-2016	RA	Res Add/Alter	100,000		0		ADDIT:BR,BTH,OFFC				05-18-2017	AU			11	Field Review	
2010-37	09-11-2009	RN	Res New Cons					12 X 12 SHED				11-17-2011	RK			11	Field Review	
2006:207	02-23-2006	RA	Res Add/Alter					ADDITION SFR				04-13-2010	EP			11	Field Review	
												03-08-2007	EP			12	Bldg Permit/Measur/New C	
												01-19-2007	WP			50	UC Status Inspection	
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	SINGL FAM M-0	R20		21,780	SF	14.57	1.00000	3	1.00	0040	1.050					15.3	333,200
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			333,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		341,401			
Year Built		1981			
Effective Year Built		2017			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnd		324,300			
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
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700
SHD1	SHED FRAME	L	144	16.00	2009		100		0.00	2,300
SHD1	SHED FRAME	L	192	16.00	2016		100		0.00	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	127.80	184,032
FUS	Upper Story, Finished	1,088	1,088	1,088	127.80	139,046
WDK	Deck, Wood	0	257	26	12.93	3,323
Ttl Gross Liv / Lease Area		2,528	2,785	2,554		326,401

