

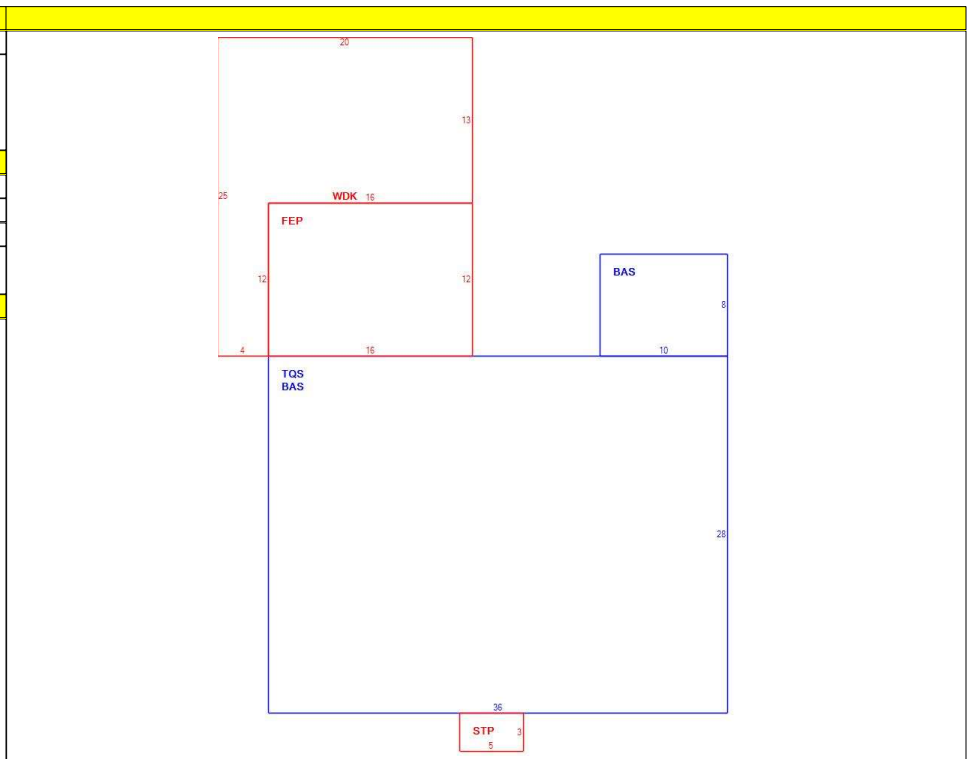
| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | 1302 EDGARTOWN, MA | | | | | |
|--|------------|---|-------------------|-------------|-------------|------------------------|---|--------------------------------|-----------|----------|-------------------------------|--------------------------------|----------|---------------------|------|-----------------------|-----------------------|
| TRAN MARIE--TRS COPACINO CELINE--TRS 85 GAVINS POND RD | | | | | | Description | Code | Appraised | Assessed | | | | | | | | |
| SHARON MA 02067 | | SUPPLEMENTAL DATA | | | | RESIDENTL | 1010 | 680,400 | 680,400 | | | | | | | | |
| | | Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_279136_795220 | | | | RES LND | 1010 | 320,200 | 320,200 | | | | | | | | |
| | | | | | | Total | | 1,000,600 | 1,000,600 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
| TRAN MARIE--TRS | | 1593 10 | 08-30-2021 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| TRAN MARIE | | 1552 881 | 11-24-2020 | Q | I | 699,000 | 00 | 2023 | 1010 | 640,700 | 2022 | 1010 | 403,000 | 2021 | 1010 | 372,200 | |
| HUI WEI HUNG & ALICE | | 0789 0584 | 02-11-2000 | U | I | 260,000 | 1 | | 1010 | 290,400 | | 1010 | 290,400 | | 1010 | 290,400 | |
| RAYMOND SANDRA | | 0532 0836 | 12-21-1989 | Q | I | 183,000 | 00 | | | | | | | | | | |
| RULEY STEVEN E | | 0487 0896 | 11-12-1987 | Q | V | 1 | 00 | | | | | | | | | | |
| | | Total | | | | | | 931,100 | | Total | | 693,400 | | Total | | 662,600 | |
| 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) | | | | | 678,700 | |
| 0030 | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | 0 | |
| | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | 1,700 | |
| | | | | | | | | | | | Appraised Land Value (Bldg) | | | | | 320,200 | |
| | | | | | | | | | | | Special Land Value | | | | | 0 | |
| | | | | | | | | | | | Total Appraised Parcel Value | | | | | 1,000,600 | |
| | | | | | | | | | | | Valuation Method | | | | | C | |
| | | | | | | | | | | | Total Appraised Parcel Value | | | | | 1,000,600 | |
| 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 |
| 2021-867 | 06-09-2021 | RA | Res Add/Alter | 2,421 | | | | INSULATION | | | | 05-31-2022 | DM | | | 11 | Field Review |
| 2011-328 | 06-09-2011 | RA | Res Add/Alter | | | | | SHINGLE ROOF | | | | 05-04-2021 | EH | | | 01 | Cyclical Reinspection |
| | | | | | | | | | | | 05-23-2017 | AU | | | 11 | Field Review | |
| | | | | | | | | | | | 03-07-2012 | EP | | | 11 | Field Review | |
| | | | | | | | | | | | 11-14-2011 | RK | | | 11 | Field Review | |
| | | | | | | | | | | | 12-03-2004 | EP | | | 51 | Cyclical Reinspection | |
| | | | | | | | | | | | 08-21-2000 | WP | | | 43 | Cyclical Reinspection | |
| 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 | | 12,000 SF | 25.41 | 1.00000 | 3 | 1.00 | 0040 | 1.050 | | | | | 26.68 | 320,200 |
| Total Card Land Units | | | | | 0.28 AC | Parcel Total Land Area | | | | | 0.28 | Total Land Value | | | | | 320,200 |

VISION

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 04 | Cape Cod | | | |
| Model | 01 | Residential | | | |
| Grade: | 04 | Above Ave | | | |
| Stories: | 2 | 2 Stories | | | |
| Occupancy | 1 | | | | |
| Exterior Wall 1 | 14 | Wood Shingle | | | |
| Exterior Wall 2 | | | | | |
| Roof Structure: | 05 | Salt Box | | | |
| Roof Cover | 03 | Asph/F Gls/Cmp | | | |
| Interior Wall 1 | 05 | Drywall/Sheet | | | |
| Interior Wall 2 | | | | | |
| Interior Flr 1 | 14 | Carpet | | | |
| Interior Flr 2 | 12 | Hardwood | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type: | 09 | Monitor | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 04 | 4 Bedrooms | | | |
| Total Bthrms: | 2 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | | | | | |
| Total Rooms: | 7 | | | | |
| Bath Style: | 02 | Average | | | |
| 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 | 754,075 |
| Year Built | 1988 |
| Effective Year Built | 2012 |
| Depreciation Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 10 |
| Functional Obsol | 0 |
| External Obsol | 0 |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 90 |
| Cns Sect Rcnd | 678,700 |
| 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 |
| ODS | OUTDOOR S | L | 1 | 700.00 | | | 100 | | 0.00 | 700 |
| SHD1 | SHED FRAME | L | 64 | 16.00 | | | 100 | | 0.00 | 1,000 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|---------------------------|-------------|------------|----------|-----------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BAS | First Floor | 1,088 | 1,088 | 1,088 | 372.24 | 404,997 |
| FEP | Porch, Enclosed, Finished | 0 | 192 | 134 | 259.79 | 49,880 |
| STP | Stoop | 0 | 15 | 2 | 49.63 | 744 |
| TQS | Three Quarter Story | 756 | 1,008 | 756 | 279.18 | 281,413 |
| WDK | Deck, Wood | 0 | 308 | 31 | 37.47 | 11,539 |
| Ttl Gross Liv / Lease Area | | 1,844 | 2,611 | 2,011 | | 748,573 |

