

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NIKIFOROVA ELENA								Description	Code	Appraised	Assessed	1302
PO BOX 907								RESIDENTL	1010	485,000	485,000	
EDGARTOWN MA 02539								RES LND	1010	192,100	192,100	EDGARTOWN, MA
SUPPLEMENTAL DATA												
Alt Prcl ID				Restriction								<b>VISION</b>
PLN#/Rec BLK 11 ARBUTUS PK				Hist Distrct								
Lot# 23-24, 65-66				Other Note								
Plan Notes				UC-Misc 1								
Plan Notes				UC-Misc 2								
GIS ID M_278857_795022				Assoc Pid#								
									Total	677,100	677,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NIKIFOROVA ELENA				1635 0738	09-09-2022	U	I	980,000	1	Year	Code	Assessed	Year	Code	Assessed
FEINER JAMES				1225 0626	10-27-2010	U	I	265,000	1L	2023	1010	448,100	2022	1010	284,500
GARCIA SHELYN M				0901 0428	09-30-2002	Q	I	320,000	00		1010	235,200		1010	248,300
MACKENZIE SCOTT W & PATZ SHAUN A				0753 0397	01-15-1999	Q	I	160,000	00						
				0742 0445	10-01-1998	U	I	1	1						
									Total	683,300	Total	532,800	Total	489,800	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0030			

NOTES											
TAX TAKING 1217/747 7/27/2010											
REDEEMED 10-29-2010											
1BATH IN THE FBM...PER OWNER											

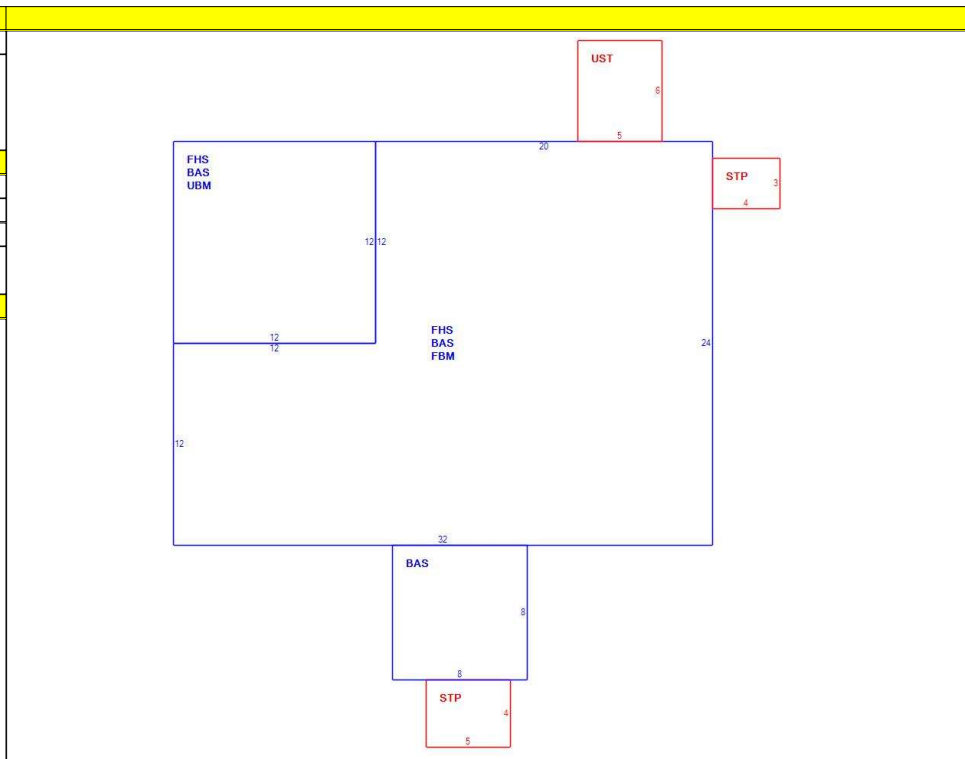
  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										481,500	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										3,500	
Appraised Land Value (Bldg)										192,100	
Special Land Value										0	
Total Appraised Parcel Value										677,100	
Valuation Method										C	
Total Appraised Parcel Value										677,100	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
122	01-01-2003	NC	New Construct		12-17-2003		01-01-2004			06-16-2023	PR			00	Measur+Listed
										08-30-2022	EH		6	01	Cyclical Reinspection
										05-31-2022	DM			11	Field Review
										05-24-2017	AU			11	Field Review
										03-08-2012	EP			11	Field Review
										11-10-2011	RK			11	Field Review
										04-19-2011	EP			00	Measur+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	SINGL FAM M-0	R20		7,200 SF	38.12	1.00000	3	1.00	0030	0.700			26.68	192,100	
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			192,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model:	01	Residential			
Grade:	03	Average			
Stories:	1.5	1 1/2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type:	09	Monitor			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5	5 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			566,498		
Year Built			1990		
Effective Year Built			2007		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
Cns Sect Rcnd			481,500		
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
SHD2	W/LIGHTS ET	L	192	18.00	2003		100		0.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	360.66	300,069
FBM	Basement, Finished	0	624	281	162.41	101,345
FHS	Half Story, Finished	384	768	384	180.33	138,493
STP	Stoop	0	32	3	33.81	1,082
UBM	Basement, Unfinished	0	144	29	72.63	10,459
UST	Utility, Storage, Unfinished	0	30	14	168.31	5,049
Ttl Gross Liv / Lease Area		1,216	2,430	1,543		556,497

