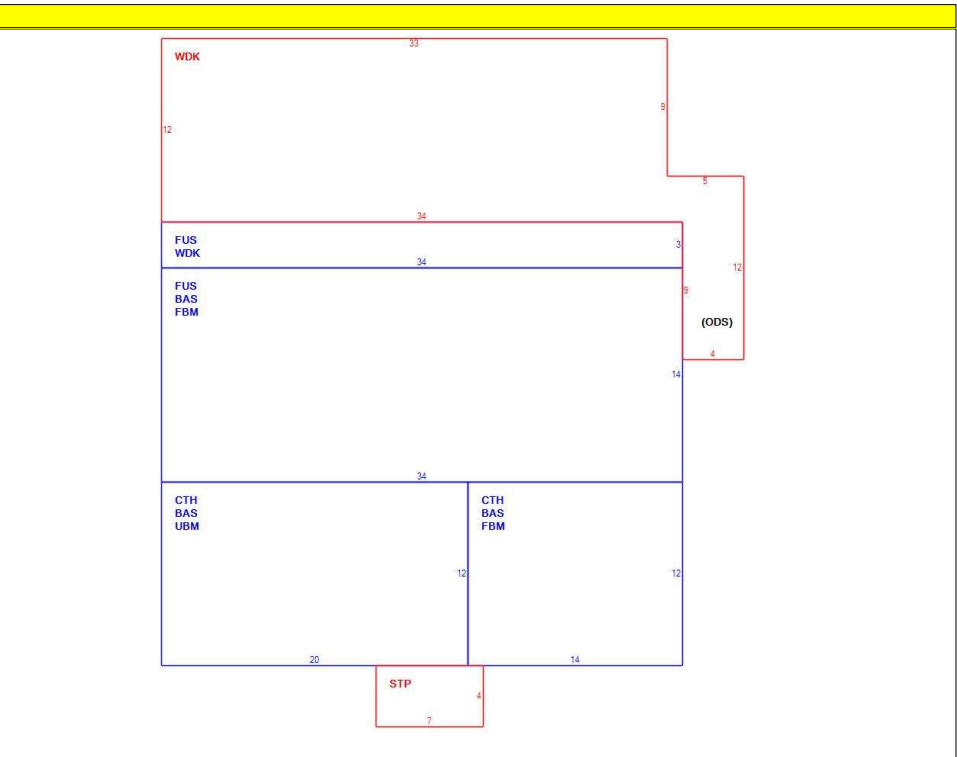


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA						
BRANCA ROBERT & KERITH M						Description	Code	Appraised	Assessed									
PO BOX 2630						RESIDENTL	1010	660,200	660,200									
OAK BLUFFS MA 02557						RES LND	1010	305,600	305,600									
SUPPLEMENTAL DATA												<b>VISION</b>						
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes				Restriction Hist District Other Note UC-Misc 1 UC-Misc 2														
GIS ID M_279544_795227				Assoc Pid#														
								Total 965,800 965,800										
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BRANCA ROBERT & KERITH M			1150 0790	05-12-2008	U	I	500,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
O'NEILL PETER W EST OF			090P 0124	01-01-1990	U	I	1	1	2023	1010	621,900	2022	1010	377,700	2021	1010	350,100	
O'NEILL PETER W			00506 0461	09-01-1988			0			1010	277,200		1010	263,300		1010	239,400	
Total									899,100		Total		641,000		Total		589,500	
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												<b>APPRAISED VALUE SUMMARY</b>						
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 655,200									
0030									Appraised Xf (B) Value (Bldg) 3,400									
												Appraised Ob (B) Value (Bldg) 1,600						
												Appraised Land Value (Bldg) 305,600						
												Special Land Value 0						
												Total Appraised Parcel Value 965,800						
												Valuation Method C						
												Total Appraised Parcel Value 965,800						
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
2010-14	08-03-2009	RA	Res Add/Alter					635 SF FINISHED BASEMEN	09-01-2022	EH		6	01	Cyclical Reinspection				
									05-23-2022	DM			11	Field Review				
									05-27-2017	AU			11	Field Review				
									11-30-2011	RK			11	Field Review				
									11-19-2008	EP			11	Field Review				
									05-04-2004	CR			01	Cyclical Reinspection				
									09-18-1978									
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		9,000 SF	32.34	1.00000	3	1.00	0040	1.050			33.96	305,600			
Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value					305,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model:	01	Residential			
Grade:	04	Above Ave			
Stories:	1.75				
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:	12	Hardwood			
Interior Flr 2:					
Heat Fuel:	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms:	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	0				
Total Xtra Fixtrs:					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			

CONDO DATA				
Parcel Id		C	Owne	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	770,796
Year Built	1989
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	655,200
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
SHD1	SHED FRAME	L	72	16.00	1995		80		0.00	900
FPL3	FPL MSNRY 2	B	1	4000.00	2001		85		0.00	3,400
ODP	OUTDOOR PL	L	1	700.00	2008		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	884	884	884	407.51	360,235
CTH	Cath Cing	0	408	20	19.98	8,150
FBM	Basement, Finished	0	644	290	183.50	118,177
FUS	Upper Story, Finished	578	578	578	407.51	235,538
STP	Stoop	0	28	3	43.66	1,223
UBM	Basement, Unfinished	0	240	48	81.50	19,560
WDK	Deck, Wood	0	549	55	40.82	22,413
Ttl Gross Liv / Lease Area		1,462	3,331	1,878		765,296

