

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NASSER-GHODSI MEHRAN--TRS			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
42 BOARDMAN LANE						RESIDENTL	1010	1,011,900	1,011,900	
SO HAMILTON MA 02539		<b>SUPPLEMENTAL DATA</b>				RES LND	1010	424,000	424,000	<b>VISION</b>
Alt Prcl ID		Restriction		Hist Distrct		Other Note		UC-Misc 1		
PLN#/Rec LC 11405G		Hist Distrct		Other Note		UC-Misc 2		UC-Misc 2		
Lot# 432, 472		Plan Notes		Plan Notes		Plan Notes		GIS ID M_277180_796058		Assoc Pid#
						Total		1,435,900	1,435,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NASSER-GHODSI MEHRAN--TRS	0077	0094	08-31-2016	Q	I	975,000	00	Year	Code	Assessed	Year	Code	Assessed
BELCASTRO LISA C--TRS	CERT	0	09-21-2007	Q	I	950,000	00	2023	1010	1,111,200	2022	1010	753,900
ODOHERTY CONSTANTINE B	0066	0097	03-16-2007	U	V	335,000	1P		1010	384,600		1010	384,600
CAREY STEPHEN C & BUTANEY HIRO T & EDNA	0056	0127	06-29-1999	Q	V	108,000	00	Total		1,495,800	Total		1,138,500
	00025	0432	10-31-1979	U	V	18,900		Total			Total		1,059,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

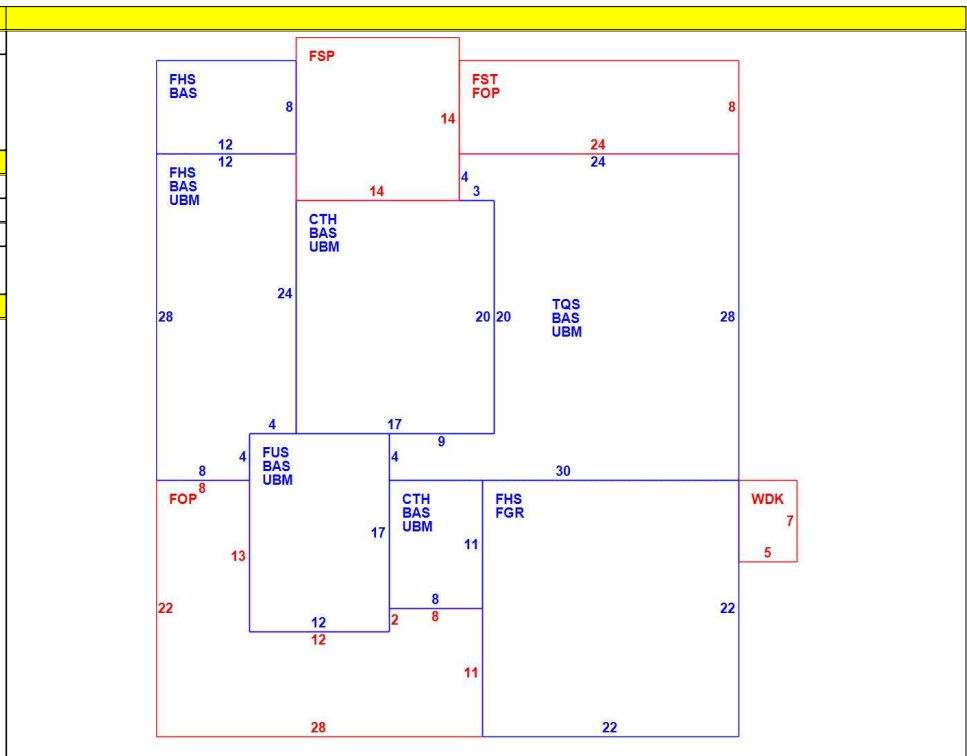
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,006,800		
Appraised Xf (B) Value (Bldg)	1,900		
Appraised Ob (B) Value (Bldg)	3,200		
Appraised Land Value (Bldg)	424,000		
Special Land Value	0		
Total Appraised Parcel Value	1,435,900		
Valuation Method	C		
Total Appraised Parcel Value	1,435,900		

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
2009-20	09-14-2008	RN	Res New Cons					SHD/DCK/FENCE	08-17-2022	EH		6	01	Cyclical Reinspection
152-2007	09-11-2007	CO	CO ISSUED					SFR/GARAGE	05-31-2022	LS			11	Field Review
2007-152	02-20-2007	RN	Res New Cons					new SFR; 4 BR/2.5 BA- 5BR s	05-22-2017	AU			11	Field Review
									11-08-2011	RK			11	Field Review
									11-08-2011	RK			11	Field Review
									03-11-2010	EP			12	Bldg Permit/Measur/New C
									01-23-2009	EP			12	Bldg Permit/Measur/New C

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	R60		43,560	SF	9.27	1.00000	4	1.00	0040	1.050		9.73	424,000
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value		424,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Modern/Contemporary			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	2				
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	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
			<b>CONDO DATA</b>		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		1,059,835
			Year Built		2007
			Effective Year Built		2017
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			Cns Sect Rcnld		1,006,800
			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
FPL	MTL-WD C/PI	B	1	2000.00	2011		95		0.00	1,900
ODP	OUTDOOR PL	L	1	700.00	2007		100		0.00	700
SHD1	SHED FRAME	L	64	16.00	2008		100		0.00	1,000
SHD1	SHED FRAME	L	96	16.00	2009		100		0.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,684	1,684	1,684	289.43	487,397
CTH	Cath Cing	0	428	21	14.20	6,078
FGR	Garage	0	484	194	116.01	56,149
FHS	Half Story, Finished	450	900	450	144.71	130,243
FOP	Porch, Open, Finished	0	564	113	57.99	32,705
FSP	Porch, Screen, Finished	0	196	49	72.36	14,182
FST	Utility, Finished	0	192	96	144.71	27,785
FUS	Upper Story, Finished	204	204	204	289.43	59,043
TQS	Three Quarter Story	477	636	477	217.07	138,057
UBM	Basement, Unfinished	0	1,588	318	57.96	92,038
Ttl Gross Liv / Lease Area		2,815	6,911	3,610		1,044,835



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											2023	1010	1,111,200	2022	1010	753,900	2021	1010	674,500
												1010	384,600		1010	384,600		1010	384,800
											Total		1,495,800	Total		1,138,500	Total		1,059,300
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																			
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			B		S					
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
<b>COST / MARKET VALUATION</b>										
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<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
WDK	Deck, Wood	0	35	4	33.08	1,158				
Ttl Gross Liv / Lease Area										