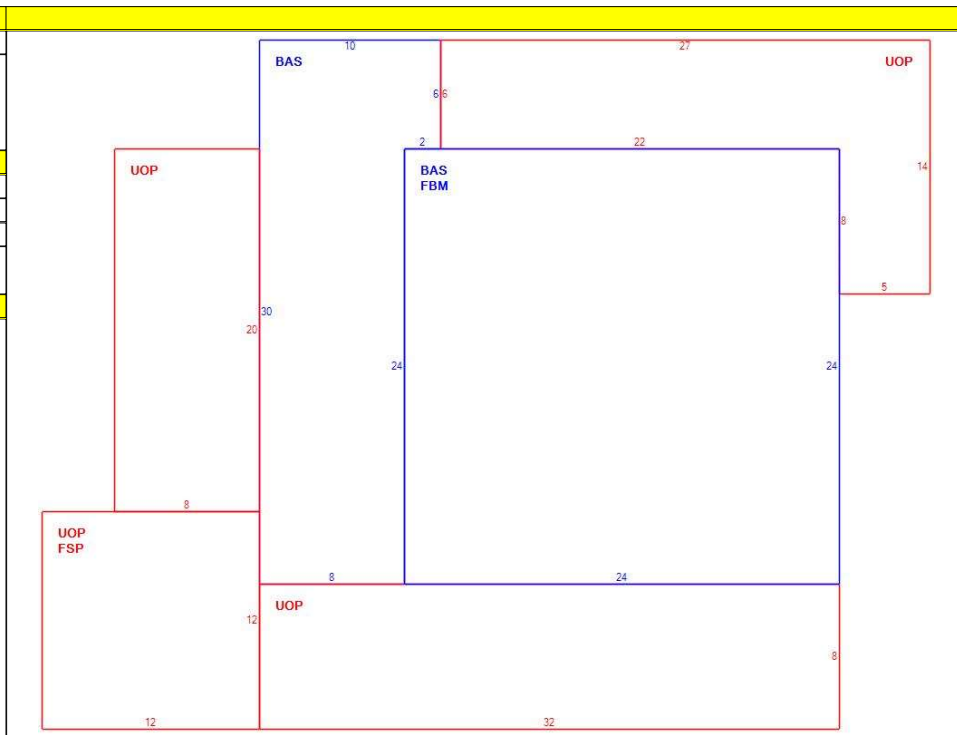


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | | | 1302 EDGARTOWN, MA VISION | | | | | | |
|---|------------|--|-------------------|-------------|-------------|--------------------|---|--------------------------------|------------|-------------------------------|-----------|--|------------------|-----------------------|---------------------|------------|------------|---------|
| MENOYO DEIRDRE C | | | | | | Description | Code | Appraised | Assessed | | | | | | | | | |
| 54 PEMBERTON ST | | SUPPLEMENTAL DATA | | | | RESIDENTL | 1010 | 405,100 | 405,100 | | | | | | | | | |
| CAMBRIDGE MA 02140 | | | | | | RES LND | 1010 | 787,900 | 787,900 | | | | | | | | | |
| Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes 0 Plan Notes GIS ID M_285554_793569 | | Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid# | | | | Total | | | 1,193,000 | 1,193,000 | | | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
| MENOYO DEIRDRE C | 0599 | 0180 | 02-04-1993 | U | I | 1 | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | | |
| MENOYO ERIC F & DEIDRE C | 0560 | 0514 | 06-27-1991 | Q | I | 215,000 | 00 | 2023 | 1010 | 321,000 | 2022 | 1010 | 208,200 | 2021 | 1010 | 229,500 | | |
| BADGER JENNIFER BEARD | 00389 | 0575 | 02-17-1982 | U | I | 1 | 1A | | 1010 | 748,500 | | 1010 | 433,352 | | 1010 | 512,144 | | |
| PLUMER ANNA BEATRICE | 0235 | 0423 | 10-15-1958 | | | 0 | | Total | | | 1,069,500 | Total | | | 641,552 | Total | | 741,644 |
| 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 | | | | | | | | | | | | | | | | | | |
| Nbhd | Nbhd Name | | B | Tracing | | Batch | | | | | | APPRAISED VALUE SUMMARY | | | | | | |
| CPY4 | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | |
| REAR OF B PTL. WATER VIEW I/A NATURAL | | | | | | | | | | | | | | | | | | |
| REAR OF B PTL. WATER VIEW I/A NATURAL | | | | | | | | | | Appraised Bldg. Value (Card) | | | | | | 402,800 | | |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | | 0 | | |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | | 2,300 | | |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | | | | 787,900 | | |
| | | | | | | | | | | Special Land Value | | | | | | 0 | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | 1,193,000 | | |
| | | | | | | | | | | Valuation Method | | | | | | C | | |
| | | | | | | | | | | Total Appraised Parcel Value | | | | | | 1,193,000 | | |
| 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 | | | | |
| | | | | | | | | | 09-06-2022 | EH | | 6 | 01 | Cyclical Reinspection | | | | |
| | | | | | | | | | 05-26-2022 | LS | | | 11 | Field Review | | | | |
| | | | | | | | | | 05-18-2017 | DM | | | 11 | Field Review | | | | |
| | | | | | | | | | 12-01-2011 | RK | | | 11 | Field Review | | | | |
| | | | | | | | | | 04-14-2004 | JB | | | 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 | R12 | | 121,968 | SF | 2.15 | 1.00000 | 4 | 1.00 | CPY5 | 2.000 | VIEW | | | V15 | 6.46 | 787,900 |
| Total Card Land Units | | | | | 2.80 | AC | Parcel Total Land Area | | | | | 2.80 | Total Land Value | | | | | 787,900 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|----------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 01 | Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | 03 | Average | | | |
| Stories: | 1 | 1 Story | | | |
| 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 | | | | | |
| Heat Fuel | 03 | Gas | | | |
| Heat Type: | 05 | Hot Water | | | |
| AC Type: | 01 | None | | | |
| Total Bedrooms | 03 | 3 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 | |
| Adjust Type | Code | Description | Factor% | | |
| Condo Flr | | | | | |
| Condo Unit | | | | | |
| COST / MARKET VALUATION | | | | | |
| Building Value New | | 537,008 | | | |
| Year Built | | 1970 | | | |
| Effective Year Built | | 1997 | | | |
| Depreciation Code | | A | | | |
| Remodel Rating | | | | | |
| Year Remodeled | | | | | |
| Depreciation % | | 25 | | | |
| Functional Obsol | | 0 | | | |
| External Obsol | | 0 | | | |
| Trend Factor | | 1 | | | |
| Condition | | | | | |
| Condition % | | | | | |
| Percent Good | | 75 | | | |
| Cns Sect Rcnld | | 402,800 | | | |
| 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 |
|------|-------------|-----|-------|------------|--------|----------|------|-------|------------|-------------|
| SHD1 | SHED FRAME | L | 111 | 16.00 | 2004 | | 90 | | 0.00 | 1,600 |
| ODS | OUTDOOR S | L | 1 | 700.00 | 2010 | | 100 | | 0.00 | 700 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|----------------------------|-------------------------|-------------|------------|----------|-----------|----------------|
| BAS | First Floor | 828 | 828 | 828 | 443.71 | 367,392 |
| FBM | Basement, Finished | 0 | 576 | 259 | 199.52 | 114,921 |
| FSP | Porch, Screen, Finished | 0 | 144 | 36 | 110.93 | 15,974 |
| UOP | Porch, Open, Unfinished | 0 | 762 | 76 | 44.25 | 33,722 |
| Ttl Gross Liv / Lease Area | | 828 | 2,310 | 1,199 | | 532,009 |

