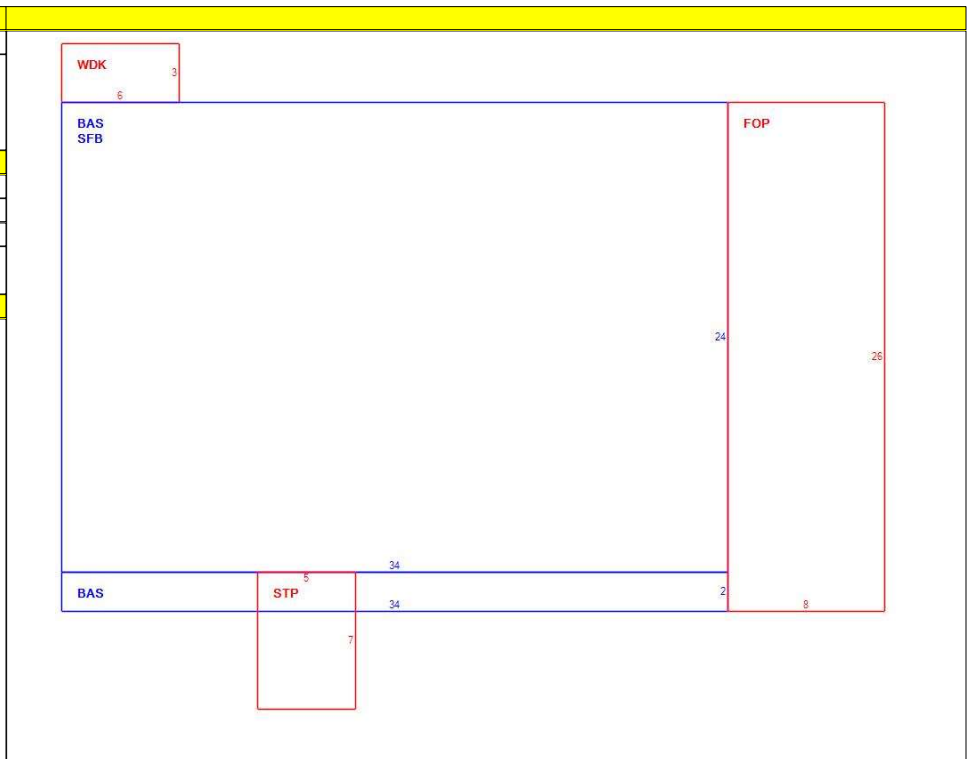


| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | | | 1302 EDGARTOWN, MA | | | | | |
|-----------------------------|------------|---|----------------------------------|--------------------------|-------------------------------|------------------------|---|--------------------------------|------------|-----------------------|-----------|------------------|---------------------|-----------------------|------------|
| MCNABB MIKE & SANDRA | | | 2 Public Water 3 Public Sewer | 9 Town Street 1 Paved | | Description | Code | Appraised | Assessed | | | | | | |
| 11 CUTLER FARM RD | | SUPPLEMENTAL DATA | | | | RESIDENTL | 1010 | 543,000 | 543,000 | VISION | | | | | |
| LEXINGTON MA 02421 | | Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281818_794326 | | | | RES LND | 1010 | 705,900 | 705,900 | | | | | | |
| | | Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid# | | | | Total | | 1,248,900 | 1,248,900 | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| MCNABB MIKE & SANDRA | | 1389 0676 | 10-30-2015 | Q | I | 611,500 | 00 | Year | Code | Assessed | Year | Code | Assessed | | |
| RYAN JOHN & WINIFRED | | 00436 0802 | 11-04-1985 | Q | I | 103,500 | 00 | 2023 | 1010 | 352,400 | 2022 | 1010 | 218,200 | | |
| MCSWEENEY WMT & EVELYN | | 00375 0212 | 07-16-1980 | U | I | 1 | 1A | | 1010 | 716,200 | | 1010 | 570,000 | | |
| MCSWEENEY WILLIAM T | | 0272 0510 | 07-11-1968 | | | 0 | | Total | | 1,068,600 | Total | | 788,200 | | |
| | | Total | | | | | | Total | | 638,800 | Total | | 638,800 | | |
| 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) | | | | 542,300 | | | | | | |
| 0050 | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | | | |
| | | | | | Appraised Ob (B) Value (Bldg) | | | | 700 | | | | | | |
| | | | | | Appraised Land Value (Bldg) | | | | 705,900 | | | | | | |
| | | | | | Special Land Value | | | | 0 | | | | | | |
| | | | | | Total Appraised Parcel Value | | | | 1,248,900 | | | | | | |
| | | | | | Valuation Method | | | | C | | | | | | |
| | | | | | Total Appraised Parcel Value | | | | 1,248,900 | | | | | | |
| 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 | |
| 2021-529 | 02-04-2021 | RA | Res Add/Alter | 20,000 | | | | EXTERIOR REPAIRS | 06-06-2022 | LS | | | 11 | Field Review | |
| 2016-447 | 03-08-2016 | RA | Res Add/Alter | 15,000 | | 0 | | ADD BATH IN FIN BASEMEN | 05-10-2022 | EH | | | 01 | Cyclical Reinspection | |
| 2016-439 | 02-26-2016 | RA | Res Add/Alter | 8,000 | | 0 | | MIN INT ALTS | 05-22-2017 | MM | | | 11 | Field Review | |
| | | | | | | | | | 12-08-2016 | EP | | | 01 | Cyclical Reinspection | |
| | | | | | | | | | 11-14-2011 | JD | | | 11 | Field Review | |
| | | | | | | | | | 10-02-2006 | EP | | | 51 | Cyclical Reinspection | |
| | | | | | | | | | 10-11-2000 | 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 | R5 | | 12,870 SF | 23.85 | 1.00000 | 4 | 1.00 | 0055 | 2.300 | | | 54.85 | 705,900 |
| Total Card Land Units | | | | | 0.30 AC | Parcel Total Land Area | | | | | 0.30 | Total Land Value | | | 705,900 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|-----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 08 | Raised Ranch | | | |
| Model | 01 | Residential | | | |
| Grade: | 04 | Above Ave | | | |
| Stories: | 1 | | | | |
| 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 | 04 | Plywood Panel | | | |
| Interior Flr 1 | 14 | Carpet | | | |
| Interior Flr 2 | 05 | Vinyl/Asph Tile | | | |
| Heat Fuel | 02 | Oil | | | |
| Heat Type: | 04 | Forced Air-Duc | | | |
| AC Type: | 02 | Heat Pump | | | |
| Total Bedrooms | 04 | 4 Bedrooms | | | |
| Total Bthrms: | 2 | | | | |
| Total Half Baths | 0 | | | | |
| Total Xtra Fixtrs | 7 | | | | |
| 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 | | 602,590 |
| Year Built | | 1972 |
| Effective Year Built | | 2012 |
| Depreciation Code | | VG |
| Remodel Rating | | |
| Year Remodeled | | |
| Depreciation % | | 10 |
| Functional Obsol | | 0 |
| External Obsol | | 0 |
| Trend Factor | | 1 |
| Condition | | |
| Condition % | | |
| Percent Good | | 90 |
| Cns Sect Rcnd | | 542,300 |
| 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 | 2011 | | 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 | 386.72 | 341,857 |
| FOP | Porch, Open, Finished | 0 | 208 | 42 | 78.09 | 16,242 |
| SFB | Base, Semi-Finished | 0 | 816 | 612 | 290.04 | 236,670 |
| STP | Stoop | 0 | 35 | 4 | 44.20 | 1,547 |
| WDK | Deck, Wood | 0 | 18 | 2 | 42.97 | 773 |
| Ttl Gross Liv / Lease Area | | 884 | 1,961 | 1,544 | | 597,089 |

