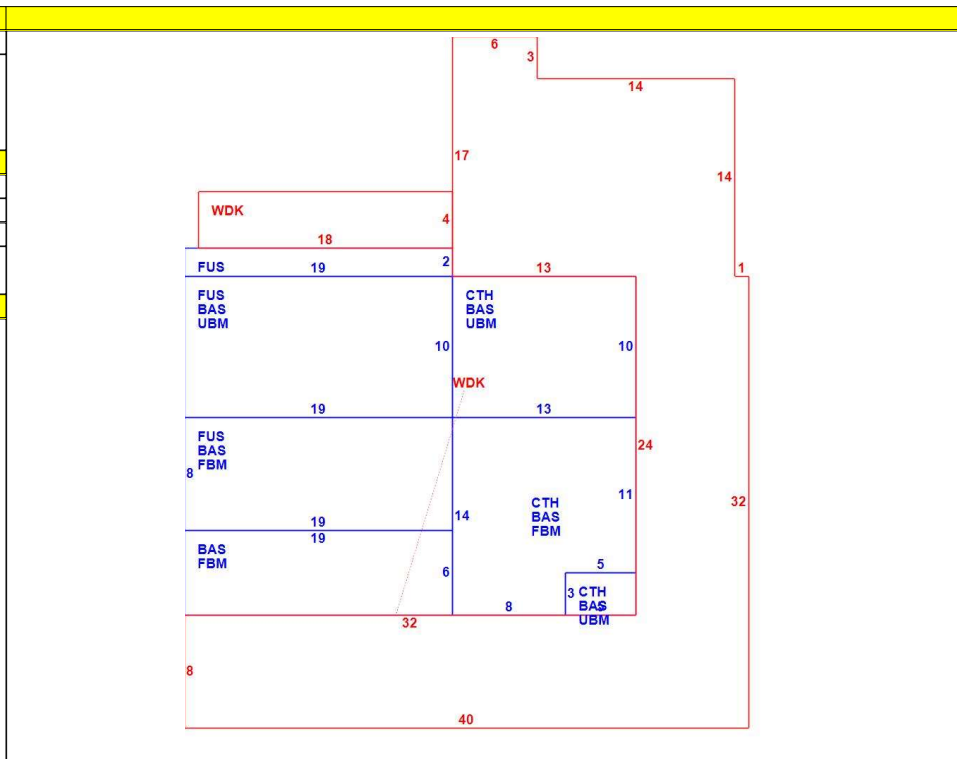


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA								
MCGOWAN LAWRENCE C JR & MCGOWEN KAREN A 20 RIVERVIEW LANE			2 Public Water			Description	Code	Appraised	Assessed									
WOODBURY CT 06798		SUPPLEMENTAL DATA				RESIDENTL	1010	491,500	491,500	VISION								
		Alt Prcl ID PLN#/Rec LC 11405-G Lot# 368 Plan Notes Plan Notes Plan Notes GIS ID M_277324_796091		Restriction Hist Distrct Other Note UC-Misc 1 PAT2 in '22; more UC-Misc 2 Assoc Pid#		RES LND	1010	333,200	333,200									
						Total		824,700	824,700									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCGOWAN LAWRENCE C JR & SMITH CARL D & BUCK CATHERINE E SERETI ROSEMARY J SERETI ROSEMARY J &		0075 0197 0066 0340 0064 0305 0060 0229 0060 0227	02-03-2015 08-08-2007 01-19-2006 11-04-2002 11-04-2002	U Q Q U Q	I I I I I	480,000 525,000 519,000 1 380,000	1 00 00 1A 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	462,900	2022	1010	291,400	2021	1010	255,500		
									1010	302,300		1010	302,300		1010	302,400		
								Total		765,200	Total		593,700	Total		557,900		
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)						490,800		
0040										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						700		
										Appraised Land Value (Bldg)						333,200		
										Special Land Value						0		
										Total Appraised Parcel Value						824,700		
										Valuation Method						C		
										Total Appraised Parcel Value						824,700		
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		
2021-786	04-27-2021	RA	Res Add/Alter	6,800				ENLARGE DECK			05-31-2022	LS			11	Field Review		
2021-321	11-27-2020	RA		12,500		0		ADD TO DECK			06-08-2021	EP			01	Cyclical Reinspection		
493-2015	01-29-2016	CO	CO ISSUED			0		SFR ALTER			03-12-2021	EP			01	Cyclical Reinspection		
2015-493	07-20-2015	RA	Res Add/Alter	8,000		0		FIN 434sf of BSMNT			05-22-2017	AU			11	Field Review		
										05-10-2017	EP			01	Cyclical Reinspection			
										02-17-2016	EP			01	Cyclical Reinspection			
										11-13-2014	EP			01	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	R60		21,780 SF	14.57	1.00000	4	1.00	0040	1.050					15.3	333,200	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value					333,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	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	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	09	Monitor			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	1				
Total Rooms:					
Bath Style:					
Kitchen Style:					

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

COST / MARKET VALUATION			
Building Value New		577,380	
Year Built		1987	
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		490,800	
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
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	768	768	768	377.53	289,943
CTH	Cath Cing	0	312	16	19.36	6,040
FBM	Basement, Finished	0	433	195	170.02	73,618
FUS	Upper Story, Finished	380	380	380	377.53	143,461
UBM	Basement, Unfinished	0	335	67	75.51	25,295
WDK	Deck, Wood	0	882	88	37.67	33,223
Ttl Gross Liv / Lease Area		1,148	3,110	1,514		571,580

