

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ORANGE BLOSSOM SPECIAL LLC			2 Public Water			Description	Code	Appraised	Assessed
			3 Public Sewer			RESIDENTL	1010	145,300	145,300
1215 CHESTNUT ST		SUPPLEMENTAL DATA				RES LND	1010	550,400	550,400
		Alt Prcl ID	Restriction						
NEWTON MA 02464		PLN#/Rec	PB16 PG27 6/3/08		Hist Distrct				
		Lot#	1 & 4		Other Note				
		Plan Notes			UC-Misc 1				
		Plan Notes			UC-Misc 2				
		Plan Notes							
		GIS ID	M_281487_794075		Assoc Pid#				
							Total	695,700	695,700

1302
 EDGARTOWN, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ORANGE BLOSSOM SPECIAL LLC		1561 623	01-22-2021	U	I	850,000	1	Year	Code	Assessed	Year	Code	Assessed
DIRUGGIERO BRUCE--TRS		1278 0331	04-27-2012	U	I			2023	1010	151,400	2022	1010	73,000
DIRUGGIERO BRUCE		1234 0897	01-19-2011	U	I				1010	567,900		1010	567,900
DIRUGGIERO BRUCE		00440 0030	01-07-1986	U	I								
WILLOUGHBY JOHN A		00424 0421	01-09-1985	U	I								
							Total	719,300	Total	640,900	Total	534,900	

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	140,400
Appraised Xf (B) Value (Bldg)	3,000
Appraised Ob (B) Value (Bldg)	1,900
Appraised Land Value (Bldg)	550,400
Special Land Value	0
Total Appraised Parcel Value	695,700
Valuation Method	C
Total Appraised Parcel Value	695,700

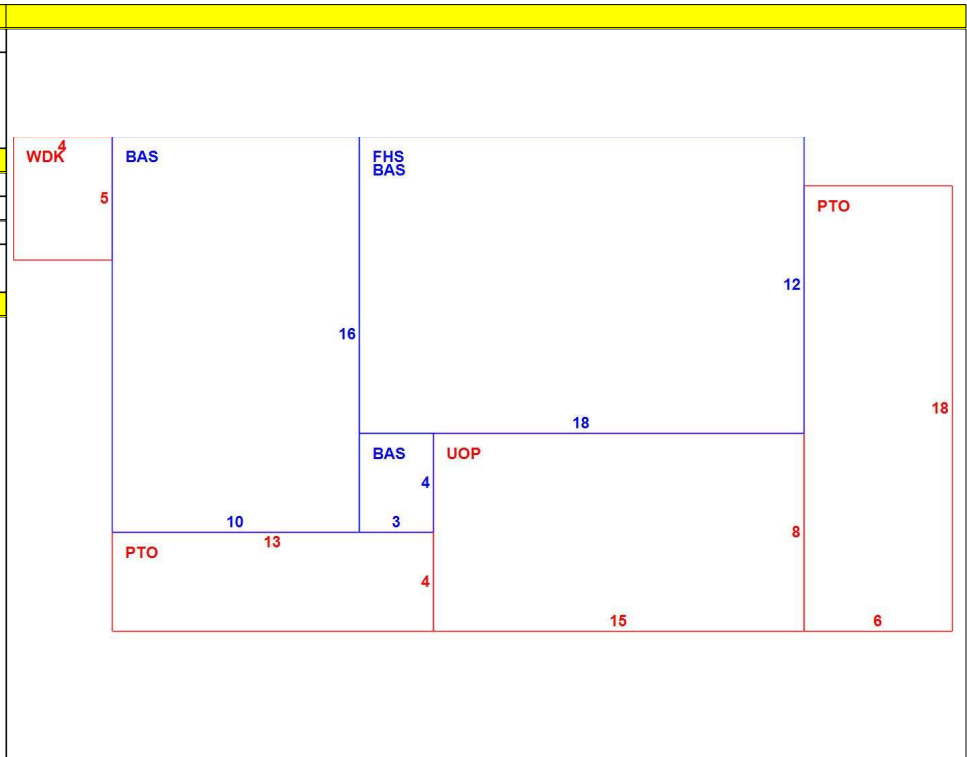
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									
2008:SWAP PIECE WITH ABTR TO MOVE ACCESS									
5/2017 NO TRESP									

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
205	01-01-2003	NC	New Construct		12-18-2003	100	01-01-2004		05-19-2022	DM			11	Field Review
									05-13-2022	SF			11	Field Review
									05-23-2017	MM			11	Field Review
									12-15-2014	EP			01	Cyclical Reinspection
									11-14-2011	JD			11	Field Review
									12-03-2008	EP			11	Field Review
									12-18-2003	WP			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	BII		12,379 SF	24.70	1.00000	5	1.00	0050	1.800			44.46	550,400
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value			550,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	05	Bungalow			
Model	01	Residential			
Grade:	02	Below Average			
Stories:	1.5	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	04	Plywood Panel			
Interior Flr 1	05	Vinyl/Asph Tile			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	09	Monitor			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4				
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		165,179			
Year Built		1942			
Effective Year Built		2007			
Depreciation Code		VG			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		85			
Cns Sect Rcnd		140,400			
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	80	16.00	2003		90		0.00	1,200
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
FPL2	FPL MSNRY 1	B	1	3500.00			85		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	388	388	388	314.03	121,843
FHS	Half Story, Finished	108	216	108	157.01	33,915
PTO	Patio	0	160	16	31.40	5,024
UOP	Porch, Open, Unfinished	0	120	12	31.40	3,768
WDK	Deck, Wood	0	20	2	31.40	628
Ttl Gross Liv / Lease Area		496	904	526		165,178

