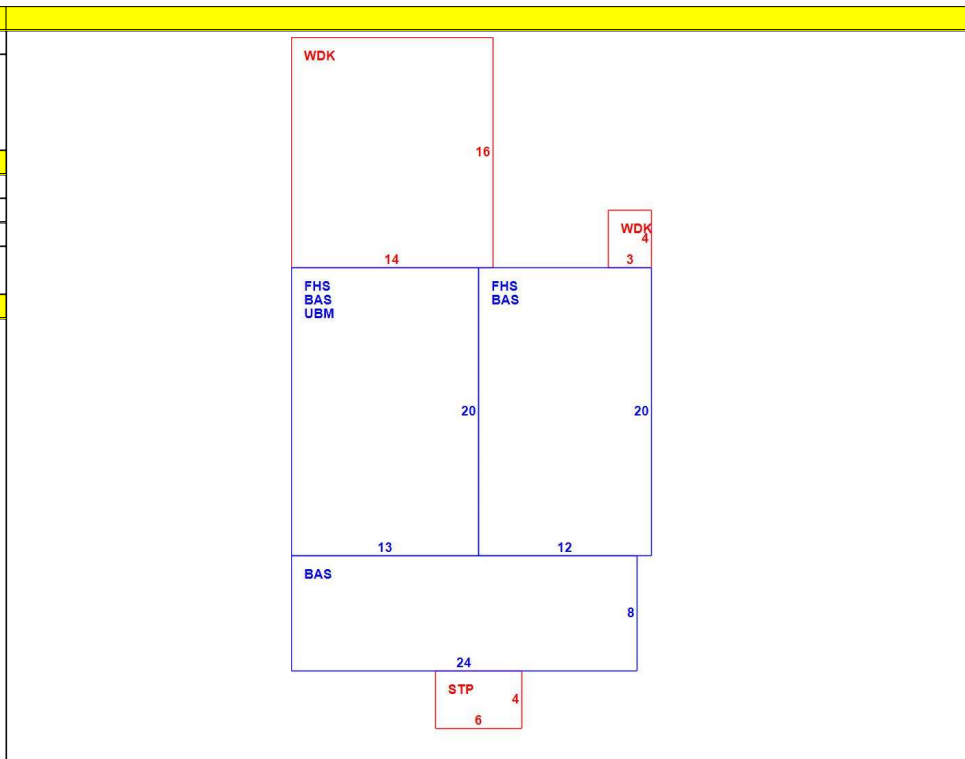


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>						
BABA OMAR ABOUNADI SALMA 114 SWANTON ST  WINCHESTER MA 01890			2 Public Water			Description	Code	Appraised	Assessed			RESIDENTL 1010 325,200 325,200 RES LND 1010 705,300 705,300				
			3 Public Sewer			SUPPLEMENTAL DATA										
		Alt Prcl ID	Restriction		Hist Distrct		Other Note									
		PLN#/Rec	UC-Misc 1		UC-Misc 2											
		Lot#														
		Plan Notes														
		Plan Notes														
		Plan Notes														
		GIS ID	M_281830_794225		Assoc Pid#											
				Total		1,030,500		1,030,500								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BABA OMAR		1582 752	06-15-2021	Q	I	1,050,000	00	Year	Code	Assessed	Year	Code	Assessed			
COSTELLO DONALD F & SUZANNE F		0530 0715	11-06-1989	Q	I	107,000	00	2023	1010	306,200	2022	1010	183,200			
EDWARDS JOHN M JR		0230 0227		U	V	0			1010	715,500		1010	569,500			
		Total						1,021,700		Total		752,700				
								Total		Total		660,700				
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								
0055																
NOTES																
PINE ST EXT																
Appraised Bldg. Value (Card) 324,000																
Appraised Xf (B) Value (Bldg) 0																
Appraised Ob (B) Value (Bldg) 1,200																
Appraised Land Value (Bldg) 705,300																
Special Land Value 0																
Total Appraised Parcel Value 1,030,500																
Valuation Method C																
Total Appraised Parcel Value 1,030,500																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
2024-17	07-17-2023	RA	Res Add/Alter			0		INSULATION	07-25-2022	EH		6	01	Cyclical Reinspection		
2022-294	12-29-2021	RA	Res Add/Alter	5,500				REPLACE ROOFING	05-19-2022	DM			11	Field Review		
									05-13-2022	SF			11	Field Review		
									05-22-2017	MM			11	Field Review		
									11-14-2011	JD			11	Field Review		
									10-06-2006	EP			51	Cyclical Reinspection		
									10-18-2000	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		12,750 SF	24.05	1.00000	4	1.00	0055	2.300			55.32	705,300	
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			705,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	03	Average			
Stories:	1.50				
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	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C		Ownr	0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		432,052			
Year Built		1948			
Effective Year Built		1997			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		25			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		75			
Cns Sect Rcnd		324,000			
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	48	16.00	1990		70		0.00	500
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	692	692	692	423.58	293,117
FHS	Half Story, Finished	250	500	250	211.79	105,895
STP	Stoop	0	24	2	35.30	847
UBM	Basement, Unfinished	0	260	52	84.72	22,026
WDK	Deck, Wood	0	236	24	43.08	10,166
Ttl Gross Liv / Lease Area		942	1,712	1,020		432,051

