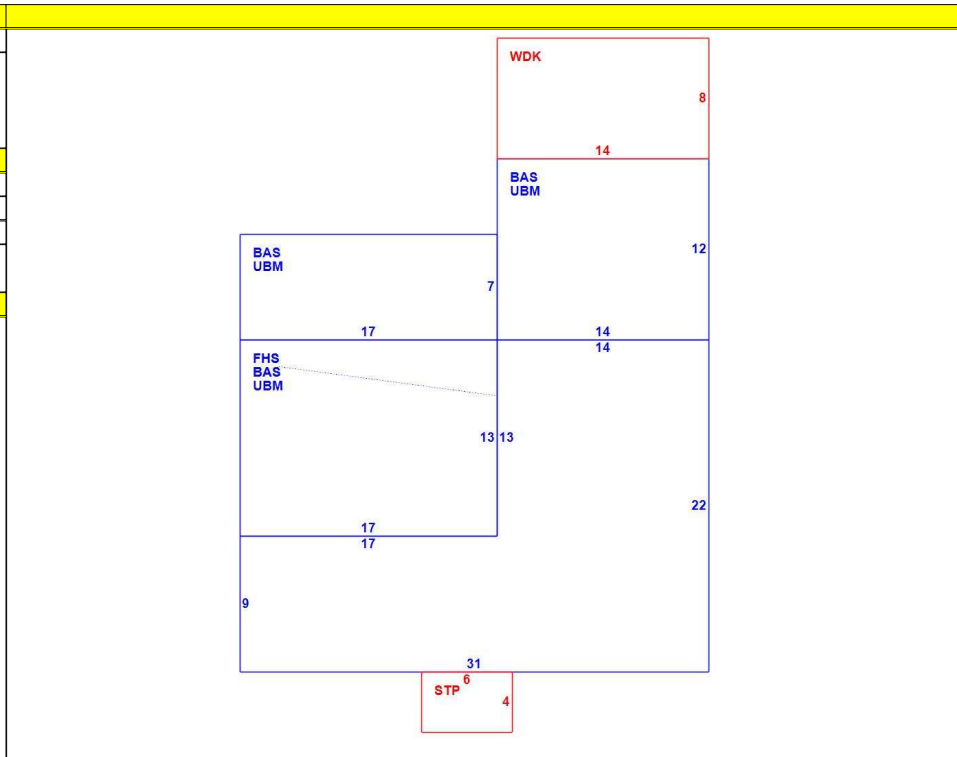


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
45 CURTIS LANE LLC			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed							
15 BENTON DR UNIT 1 EAST LONGMEADOW MA 01028		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	540,400	540,400	<b>VISION</b>						
GIS ID M_281693_794273		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2				RES LND	1010	722,800	722,800							
						Total		1,263,200	1,263,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
45 CURTIS LANE LLC		1638 0805	10-14-2022	Q	I	1,450,000	00	Year	Code	Assessed	Year	Code	Assessed			
FINKEL NOAH--TRS		1516 719	12-31-2019	U	I	1	1A	2023	1010	349,600	2022	1010	219,100			
JERNEGAN FAMILY TRUST II		0775 0121	08-31-1999	U	I	55,000	1A		1010	733,400		1010	583,700			
JERNEGAN CHARLOTTE CORA TRS		096P 0027	05-01-1996	U	I	1	1A									
JERNEGAN CHARLOTTE CORA TRS		0584 0493	07-13-1992	U	I	1	1A									
						Total		1,083,000	Total	802,800	Total	706,300				
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)			538,800								
0050					Appraised Xf (B) Value (Bldg)			0								
					Appraised Ob (B) Value (Bldg)			1,600								
					Appraised Land Value (Bldg)			722,800								
					Special Land Value			0								
					Total Appraised Parcel Value			1,263,200								
					Valuation Method			C								
					Total Appraised Parcel Value			1,263,200								
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		
2024-400	10-19-2023	RN	Res New Cons			0		DEMO/ BUILD SFR	09-07-2022	EH		6	01	Cyclical Reinspection		
									05-19-2022	DM			11	Field Review		
									05-23-2017	MM			11	Field Review		
									11-14-2011	JD			11	Field Review		
									10-10-2006	EP			51	Cyclical Reinspection		
									10-12-2000	WP			43	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	R5		18,000 SF	17.46	1.00000	4	1.00	0055	2.300			40.16	722,800	
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			722,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.5	1 1/2 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	03	Plastered			
Interior Wall 2					
Interior Flr 1	05	Vinyl/Asph Tile			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
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		633,829			
Year Built		1945			
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 Rcnld		538,800			
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	200	16.00	1960		25		0.00	800
SHD1	SHED FRAME	L	96	16.00	1997		50		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	969	969	969	444.79	431,003	
FHS	Half Story, Finished	341	682	341	222.40	151,674	
STP	Stoop	0	24	2	37.07	890	
UBM	Basement, Unfinished	0	508	102	89.31	45,369	
WDK	Deck, Wood	0	112	11	43.68	4,893	
Ttl Gross Liv / Lease Area		1,310	2,295	1,425		633,829	

