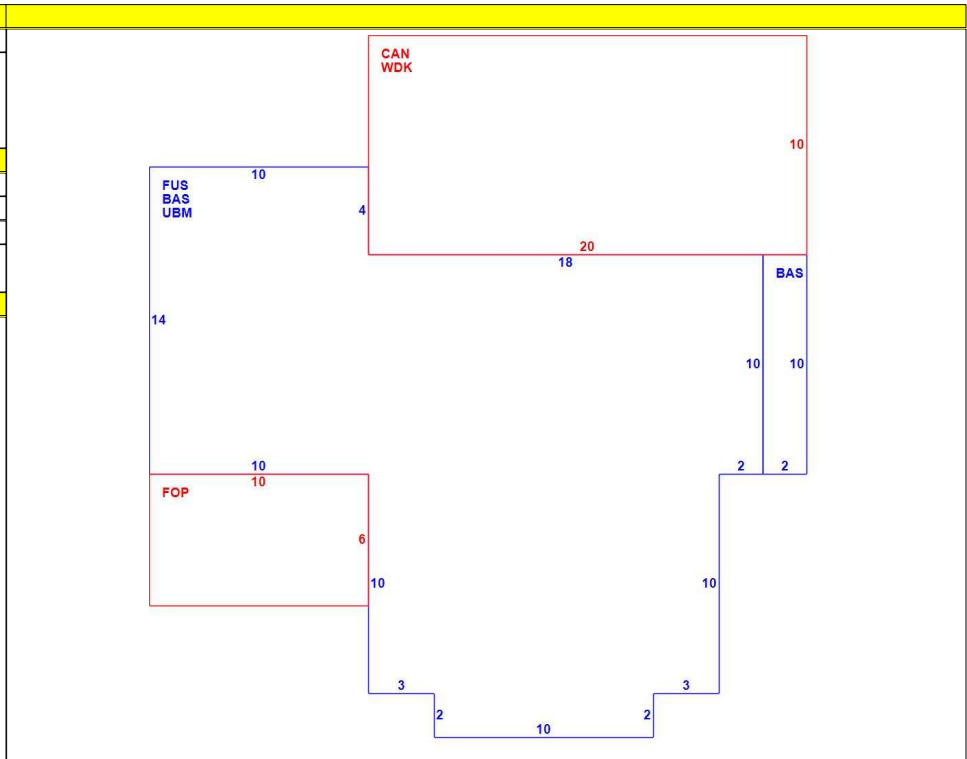


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA <b>VISION</b>					
CURTIS LANE LLC  158 EAST FOSTER ST  MELROSE MA 02176			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			RESIDENTL 1010 665,600 665,600 RES LND 1010 457,600 457,600			
			3 Public Sewer	1 Paved											
<b>SUPPLEMENTAL DATA</b>						Total 1,123,200 1,123,200									
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281721_794071		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#													
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CURTIS LANE LLC			1573 1026	04-15-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
SCHULMAN DANIEL L			1556 473	12-18-2020	Q	I	875,000	00	2023	1010	643,100	2022	1010	410,000	
BRODIE BRUCE B &			0854 0145	10-26-2001	Q	I	390,000	00		1010	472,200	2021	1010	444,700	
RHB DEVELOPMENT INC			0735 0068	07-06-1998	Q	V	45,000	00							
MONTALVA LORRAINE M			00419 0654	02-01-1985	Q	V	30,000	00							
						Total		1,115,300	Total		882,200	Total		851,900	
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						<b>APPRAISED VALUE SUMMARY</b>									
Nbhd	Nbhd Name		B	Tracing		Batch									
0050															
NOTES												Appraised Bldg. Value (Card)		664,200	
RES USE												Appraised Xf (B) Value (Bldg)		0	
12 CURTIS LANE												Appraised Ob (B) Value (Bldg)		1,400	
												Appraised Land Value (Bldg)		457,600	
												Special Land Value		0	
												Total Appraised Parcel Value		1,123,200	
												Valuation Method		C	
												Total Appraised Parcel Value		1,123,200	
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	
2002:243	01-01-2002	AD	SHED		12-18-2002	100	01-01-2003		05-19-2022	DM			11	Field Review	
32798	06-26-1998	NC	New Construct		01-04-1999	80			04-29-2021	EH			01	Cyclical Reinspection	
									05-23-2017	MM			11	Field Review	
									11-29-2011	MM			11	Field Review	
									12-18-2002	WP			05	Measur/Review/New Const	
									04-22-1999	RB			12	Bldg Permit/Measur/New C	
									04-23-1981						
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		5,016 SF	50.69	1.00000	4	1.00	0050	1.800			91.24	457,600
Total Card Land Units					0.12 AC	Parcel Total Land Area					0.12	Total Land Value			457,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	05	Average +20			
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	09	Pine/Soft Wood			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			<b>CONDO DATA</b>		
Parcel Id			C	Owne	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New		738,025			
Year Built		1998			
Effective Year Built		2012			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		10			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		90			
Cns Sect Rcnd		664,200			
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	96	16.00	2002		90		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	520	520	520	616.63	320,649	
CAN	Canopy	0	200	40	123.33	24,665	
FOP	Porch, Open, Finished	0	60	12	123.33	7,400	
FUS	Upper Story, Finished	500	500	500	616.63	308,316	
UBM	Basement, Unfinished	0	500	100	123.33	61,663	
WDK	Deck, Wood	0	200	20	61.66	12,333	
Ttl Gross Liv / Lease Area		1,020	1,980	1,192		735,026	

