

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NELSON BRYAN J & NELSON JAMES F TRS PO BOX 208 OAK BLUFFS MA 02557		2	Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
						3320	3320	213,200	213,200	
						3320	3320	632,900	632,900	<b>VISION</b>
SUPPLEMENTAL DATA						Total				
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281728_793972				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		846,100 846,100				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NELSON BRYAN J & GRANT JARED N GRANT JARED N MELLO RICHARD R & ANNE P WOMACK CATHERINE	0833 0798 00033 00370	0838 0337 0099 0301 0	05-15-2001 05-17-2000 12-31-1984 11-09-1979 10-18-1968	Q U U U	I I I I	500,000 1 275,000 50,000 0	00 1B 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	3320	213,200	2022	3320	204,700	2021	3320	204,700	
									3320	587,700		3320	487,900		3320	487,900	
Total								800,900		Total		692,600		Total		692,600	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
UPM1				

  

NOTES			
(2) ROOF LINES BUT 1 STRY ISLAND AUTO SALES  MA=USE/LOC			

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	205,400		
Appraised Xf (B) Value (Bldg)	5,100		
Appraised Ob (B) Value (Bldg)	2,700		
Appraised Land Value (Bldg)	632,900		
Special Land Value	0		
Total Appraised Parcel Value	846,100		
Valuation Method	C		
Total Appraised Parcel Value	846,100		

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
									05-19-2021	EP			01	Cyclical Reinspection
									04-27-2017	DT			11	Field Review
									06-23-2014	DT			11	Field Review
									03-21-2011	DT			11	Field Review
									12-05-2008	EP			11	Field Review
									04-24-2007	DT			11	Field Review
									05-11-2004	DT			11	Field Review

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3320	AUTO REPR	BII		15,000 SF	150.68	1.00000	A	1.00	UPM1	0.280			0	42.19	632,900
Total Card Land Units					0.34 AC	Parcel Total Land Area: 0.34					Total Land Value					632,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	25	Service Shop			
Model	96	Com/Ind			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
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 Floor 1	03	Concr-Finished			
Interior Floor 2					
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	01	None			
Bldg Use	3320	AUTO REPR			
Total Rooms					
Total Bedrms	00				
Total Baths	.5				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	10.00				
% Conn Wall					
1st Floor Use:	3320				

MIXED USE		
Code	Description	Percentage
3320	AUTO REPR	100
		0
		0

  

COST / MARKET VALUATION	
RCN	142,608
Year Built	1996
Effective Year Built	2006
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	MA
Condition %	60
Percent Good	144
Cns Sect Rcnd	205,400
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	% Good	Grade	Grade Adj	Appr. Value
SHED	SHED FRAME	L	1	1000.00	1980		50		0.00	500
PAV1	PAVING-ASPH	L	1,600	2.50	1980		50		0.00	2,000
LFT1	LIFT-LIGHT	B	1	5100.00	2000		100		0.00	5,100
SGN2	DOUBLE SIDE	L	6	50.00	2000		50		0.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	960	960	960	148.55	142,608	
Ttl Gross Liv / Lease Area		960	960	960		142,608	

