

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RABAIOLI ALFRED N--TRS CUCINA TRUST BOX 702 EDGARTOWN MA 02539			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA VISION	
			3 Public Sewer			RESIDENTL	0130	242,418	242,418		
		SUPPLEMENTAL DATA					RES LND	0130	85,536		85,536
							COMMERCL	0310	612,282		612,282
					COMM LND	0310	293,564	293,564			
					Total		1,233,800	1,233,800			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RABAIOLI ALFRED N--TRS WELLS OIL SERV INC METCALF BERNADETTE		0572 0378	01-29-1992	Q	I	215,000	00	Year	Code	Assessed	Year	Code	Assessed			
		00482 0663	08-27-1987	Q	I	225,000	00	2023	0130	242,418	2022	0130	162,228	2021	0130	102,696
		0086 0077			0				0130	80,520		0130	60,984		0130	60,984
									0310	612,282		0310	422,272		0310	300,104
									0310	276,380		0310	209,316		0310	209,316
		Total						1,211,600		Total		854,800		Total		673,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
UPM2				

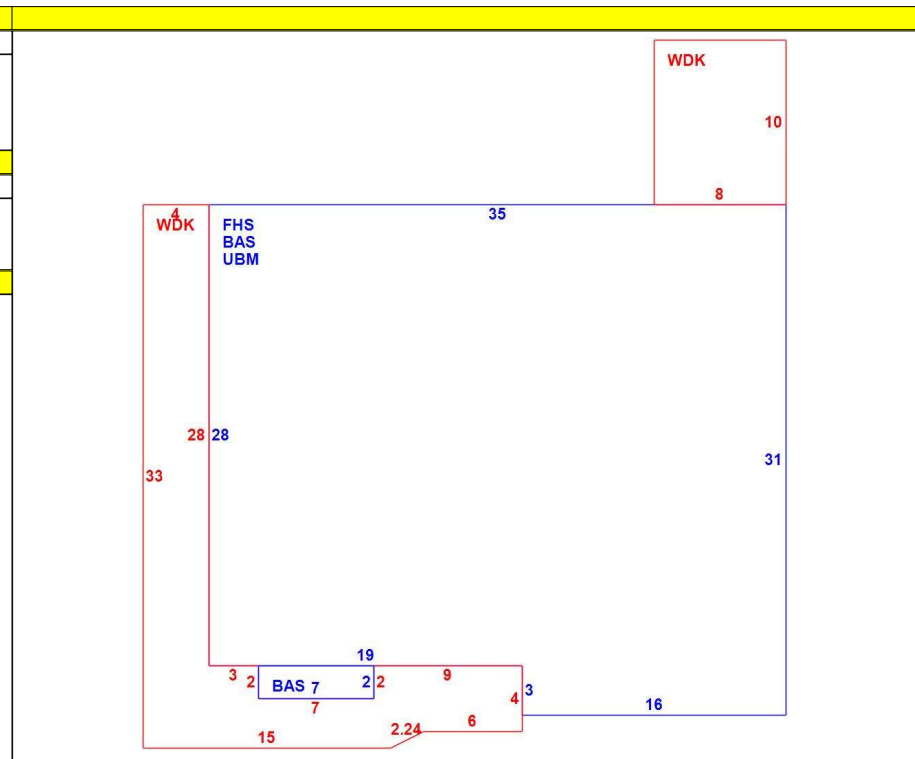
NOTES			
CONVERTED HOUSE OWNER OCC - 1ST FL DELI "SOIGNE" 2ND FLOOR APT LOOKS LIKE A CAPE STYLE HOUSE IG			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	840,100		
Appraised Xf (B) Value (Bldg)	4,900		
Appraised Ob (B) Value (Bldg)	9,700		
Appraised Land Value (Bldg)	379,100		
Special Land Value	0		
Total Appraised Parcel Value	1,233,800		
Valuation Method	C		
Total Appraised Parcel Value	1,233,800		

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
2018-457	03-30-2018	RA	Res Add/Alter	3,500		100		400 SF DETACHED BR ON 2	07-28-2021	EH			01	Cyclical Reinspection
2017-165	09-30-2016	RA	Res Add/Alter	5,000		100		RESHINGLE ROOF &SIDEW	04-11-2019	EP			01	Cyclical Reinspection
2012-209	01-12-2012	RA	Res Add/Alter			100		MINOR ALTERATIONS	04-27-2017	DT			11	Field Review
183	01-01-2001	NC	New Construct			100		SHED	06-23-2014	DT			11	Field Review
33598	07-08-1998	AD	Addition		01-04-1999	100	01-04-1999	DECK ADDITION	03-21-2011	DT			11	Field Review
									12-05-2008	EP			11	Field Review
									04-24-2007	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	0326	REST/CLUBS	BII		9,230 SF	165.19	1.00000	0	1.00	UPM2	0.170	NBHD=USE/LOC		0	28.08	259,200
Total Card Land Units					0.21	AC	Parcel Total Land Area: 0.31					Total Land Value		379,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	80	Apt/Store			
Model	94	Commercial			
Grade	03	Average			
Stories:	1.5				
Occupancy	2.00				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	15	Quarry Tile			
Interior Floor 2	14	Carpet			
Heating Fuel	03	Gas			
Heating Type	05	Hot Water			
AC Type	01	None			
Bldg Use	0326	REST/CLUBS			
Total Rooms					
Total Bedrms	2				
Total Baths	1				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Comn Wall	0.00				
1st Floor Use:	0326				
			MIXED USE		
			Code	Description	Percentage
			0326	REST/CLUBS	67
			0101	SINGL FAM M-01	33
					0
			COST / MARKET VALUATION		
		RCN		1,031,623	
		Year Built		1952	
		Effective Year Built		1992	
		Depreciation Code		G	
		Remodel Rating			
		Year Remodeled			
		Depreciation %		30	
		Functional Obsol		0	
		External Obsol		0	
		Trend Factor		1	
		Condition			
		Condition %			
		Percent Good		70	
		Cns Sect Rcndld		722,100	
		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
FPL1	FPL MSNRY 1S	B	1	3000.00	1986		70		0.00	2,100
PAV1	PAVING-ASPH	L	7,000	2.50	1997		50		0.00	8,800
SGN2	DOUBLE SIDE	L	6	50.00	2006		50		0.00	200
FPL5	GAS VENTED	B	1	2000.00			70		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,042	1,042	1,042	512.99	534,536
FHS	Half Story, Finished	720	1,028	720	359.29	369,353
UBM	Basement, Unfinished	0	1,028	206	102.80	105,676
WDK	Deck, Wood	0	286	43	77.13	22,059
Ttl Gross Liv / Lease Area		1,762	3,384	2,011		1,031,624



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
RABAIOLI ALFRED N--TRS CUCINA TRUST BOX 702 EDGARTOWN MA 02539			2 Public Water 3 Public Sewer			Description	Code	Appraised	Assessed								
SUPPLEMENTAL DATA						RESIDENTL	0130	242,418	242,418	VISION							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281755_793959						RES LND	0130	85,536	85,536								
Restriction Hist Distrct Other Note UC-Misc 1 CK BP2018-457 '2 UC-Misc 2 Assoc Pid#						COMMERCL	0310	612,282	612,282								
						COMM LND	0310	293,564	293,564								
						Total		1,233,800	1,233,800								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RABAIOLI ALFRED N--TRS WELLS OIL SERV INC METCALF BERNADETTE		0572 00482 0086	0378 0663 0077	01-29-1992 08-27-1987	Q Q	I I	215,000 225,000 0	00 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	0130	242,418	2022	0130	162,228	2021	0130	102,696	
									0130	80,520		0130	60,984		0130	60,984	
									0310	612,282		0310	422,272		0310	300,104	
									0310	276,380		0310	209,316		0310	209,316	
								Total		1,211,600	Total		854,800	Total		673,100	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number											Amount
									APPRAISED VALUE SUMMARY								
			0.00					Appraised Bldg. Value (Card)				840,100					
								Appraised Xf (B) Value (Bldg)				4,900					
								Appraised Ob (B) Value (Bldg)				9,700					
								Appraised Land Value (Bldg)				379,100					
								Special Land Value				0					
								Total Appraised Parcel Value				1,233,800					
								Valuation Method				C					
								Total Appraised Parcel Value				1,233,800					
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		
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes		Location Adjustment	Adj Unit Pric	Land Value	
2	0325	RETAIL <10K SF	BII		4,271 SF	165.19	1.00000	0	1.00	UPM2	0.170			0	28.08	119,900	
Total Card Land Units					0.10	AC	Parcel Total Land Area: 0.31					Total Land Value					379,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	12	Commercial			
Model	94	Commercial			
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	09	Pine/Soft Wood			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	03	Hot Air-no Duc			
AC Type	01	None			
Bldg Use	0325	RETAIL <10K SF			
Total Rooms					
Total Bedrms	1				
Total Baths	1				
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	01	LIGHT			
Ceiling/Wall	04	CEIL & MIN WL			
Rooms/Prtns	01	LIGHT			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	0325				

MIXED USE		
Code	Description	Percentage
0325	RETAIL <10K SF	100
		0
		0

COST / MARKET VALUATION	
RCN	168,549
Year Built	1940
Effective Year Built	1997
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	0
External Obsol	5
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcndd	118,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

EAF UST	12
24	
EAF BAS	18
24	

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
ODS	OUTDOOR SH	L	1	700.00			100		0.00	700
FPL5	GAS VENTED	B	1	2000.00			70		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	432	432	432	198.29	85,663	
EAF	Attic, Expansion, Finished	360	720	360	99.15	71,386	
UST	Utility, Storage, Unfinished	0	288	58	39.93	11,501	
Ttl Gross Liv / Lease Area		792	1,440	850		168,550	

