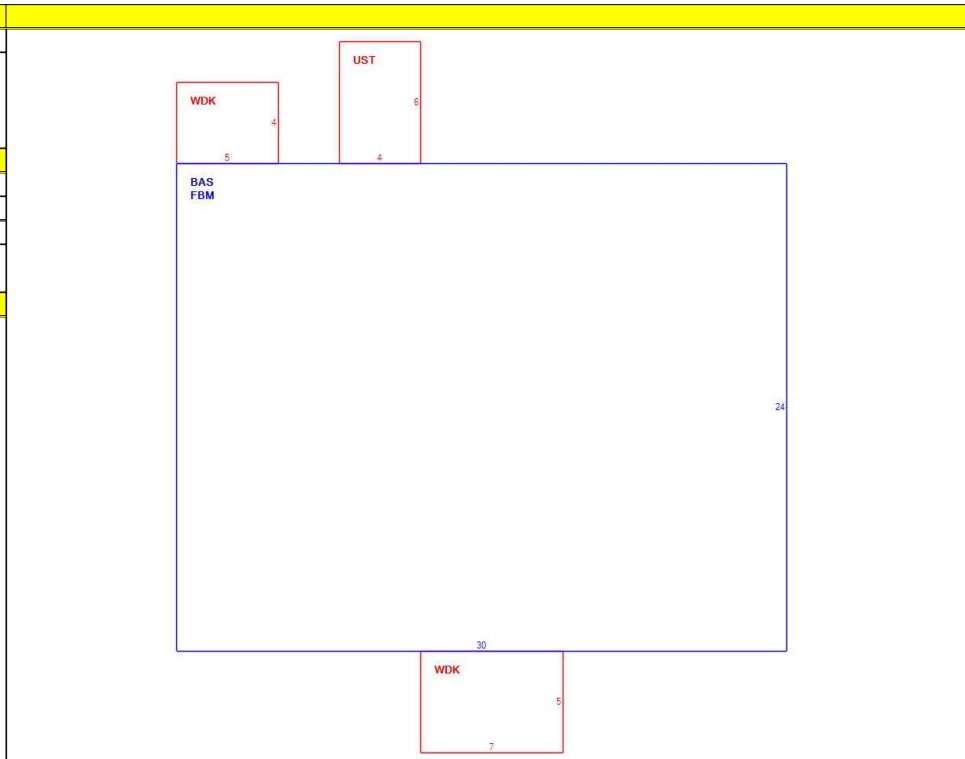


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
42 PINEHURST LLC				2	Public Water	9	Town Street			Description	Code	Appraised	Assessed			VISION				
165 TREMONT ST UNIT 203 BOSTON MA 02109				3	Public Sewer	1	Paved			RESIDENTL	1010	323,900	323,900							
										RES LND	1010	457,400	457,400							
SUPPLEMENTAL DATA										Total		781,300	781,300							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281484_793998				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)							
42 PINEHURST LLC SIMPSON EVELYN M			1571 0311	642 0522	04-01-2021 09-13-1973	Q U	I V	700,000 0	00					Year	Code	Assessed	Year	Code	Assessed	
										2023	1010 1010	256,500 471,900	2022	1010 1010	211,700 471,900	2021	1010 1010	233,600 407,000		
										Total		728,400	Total		683,600	Total		640,600		
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)		323,200				
0050														Appraised Xf (B) Value (Bldg)		0				
														Appraised Ob (B) Value (Bldg)		700				
														Appraised Land Value (Bldg)		457,400				
														Special Land Value		0				
														Total Appraised Parcel Value		781,300				
														Valuation Method		C				
														Total Appraised Parcel Value		781,300				
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					
2013-392	05-07-2013	RA	Res Add/Alter					MINOR ALTS		05-20-2022	DM			11	Field Review					
										05-16-2022	SF			11	Field Review					
										11-08-2021	EH			01	Cyclical Reinspection					
										05-17-2017	MM			11	Field Review					
										04-24-2014	EP			01	Cyclical Reinspection					
										11-29-2011	MM			11	Field Review					
										11-01-2006	EP			51	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		5,000 SF	50.82	1.00000	4	1.00	0050	1.800			91.48	457,400					
Total Card Land Units					0.11	AC	Parcel Total Land Area					0.11	Total Land Value		457,400					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	02	Below Average			
Stories:	1	1 Story			
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	04	Plywood Panel			
Interior Flr 1	14	Carpet			
Interior Flr 2	05	Vinyl/Asph Tile			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			430,939		
Year Built			1979		
Effective Year Built			1997		
Depreciation Code			P		
Remodel Rating					
Year Remodeled					
Depreciation %			25		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			75		
Cns Sect Rcnd			323,200		
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
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	720	720	720	401.92	289,384	
FBM	Basement, Finished	0	720	324	180.86	130,223	
UST	Utility, Storage, Unfinished	0	24	11	184.21	4,421	
WDK	Deck, Wood	0	55	6	43.85	2,412	
Ttl Gross Liv / Lease Area		720	1,519	1,061		426,440	

