

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MASSELLI JAMES& STOYER VALERIE 25 CRANMORE RD			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
NORWOOD MA 02062						RESIDENTL RES LND	1010 1010	358,100 781,400	358,100 781,400	
SUPPLEMENTAL DATA										<b>VISION</b>
Alt Prcl ID PLN#/Rec PB16 PG105 2/16/2010 Lot# 3 Plan Notes Plan Notes Plan Notes			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2							
GIS ID M_281359_793947			Assoc Pid#							
						Total		1,139,500	1,139,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODRIGUES CATARINA		1652 0554	04-14-2023	Q	I	1,330,000	00	Year	Code	Assessed	Year	Code	Assessed			
MASSELLI JAMES& BERNARD LOUISE M BERNARD THEODORE R AND		1484 0370 1218 0939 0271 0392	12-31-2018 08-11-2010 04-16-1968	U U U	I I I	380,000 1 0	1 1A 0	2023	1010 1010	282,800 787,100	2022	1010 1010	181,800 558,100	2021	1010 1010	200,800 481,400
								Total		1,069,900	Total		739,900	Total		682,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES			
TRAILERS NOW ON 20C-100 (FY12)--SD CHG			

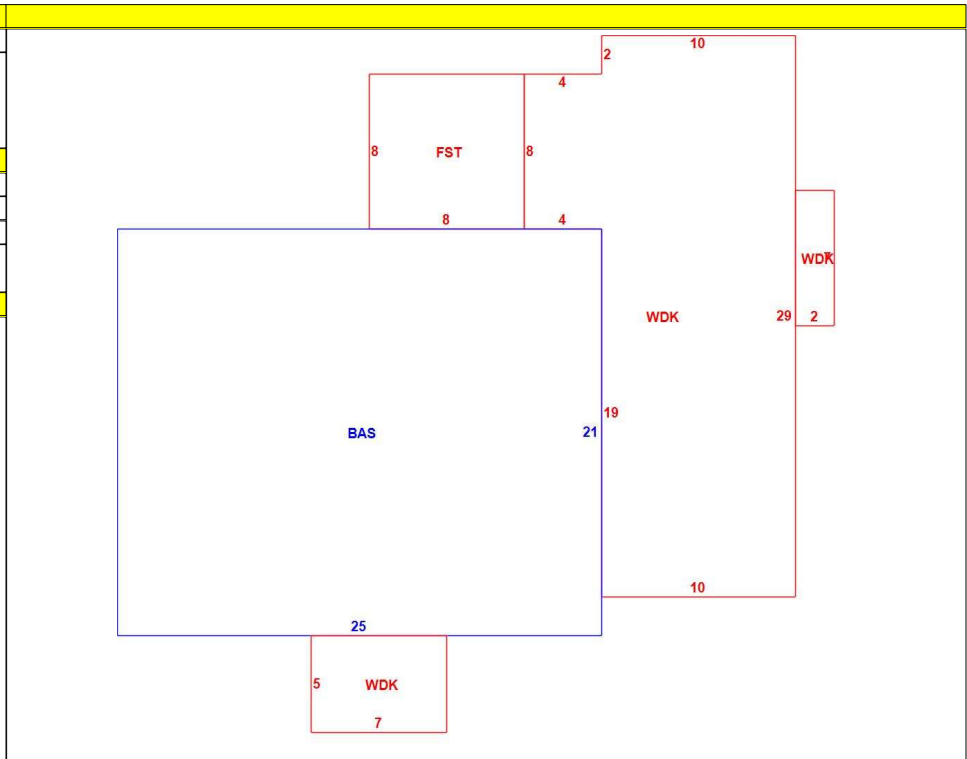
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			357,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			700
Appraised Land Value (Bldg)			781,400
Special Land Value			0
Total Appraised Parcel Value			1,139,500
Valuation Method			C
Total Appraised Parcel Value			1,139,500

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
430-2019 2019-430	07-19-2019 02-05-2019	CO RA	Res Add/Alter	50,000		0 0		RENO EXISTING SFR RENO EXISTING SFR	06-06-2022 06-10-2020 02-18-2020 05-17-2017 11-28-2011 04-24-2009 11-01-2006	LS EP EP MM MM EP EP			11 01 01 11 11 11 51	Field Review Cyclical Reinspection Cyclical Reinspection Field Review Field Review Field Review 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		10,100 SF	29.76	1.00000	4	1.00	0060	2.600			77.36	781,400
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value			781,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	03	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					
Interior Flr 1	11	Ceram Clay Til			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4				
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		376,210			
Year Built		1962			
Effective Year Built		2017			
Depreciation Code		R			
Remodel Rating					
Year Remodeled		2019			
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnd		357,400			
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	% 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	525	525	525	633.35	332,509	
FST	Utility, Finished	0	64	32	316.68	20,267	
WDK	Deck, Wood	0	371	37	63.16	23,434	
Ttl Gross Liv / Lease Area		525	960	594		376,210	

