

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
QTF PROPERTY SOLUTIONS LLC			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed						
1 JENNISON CIRCLE		SUPPLEMENTAL DATA				RESIDENTL	1010	889,200	889,200	VISION					
NATICK MA 01760		Alt Prcl ID PLN#/Rec 287/162 @1970 BERNARD Lot# 2 Plan Notes Plan Notes Plan Notes GIS ID M_281318_793938		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		RES LND	1010	482,600	482,600						
						Total		1,371,800	1,371,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
QTF PROPERTY SOLUTIONS LLC		1485 0280	12-31-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
ELOUCHE AKRAM		1471 0384	07-08-2018	Q	I	875,000	00	2023	1010	837,500	2022	1010	527,400		
MORRISON WALTER A		1135 0852	11-14-2007	Q	V	250,000	00		1010	498,000	2021	1010	429,500		
BERNARD LOUISE M		1126 0667	07-13-2007	U	I	1	1A								
BERNARD THEODORE R		0249 0125	06-26-1963			0									
						Total		1,335,500	Total	1,025,400	Total	918,100			
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				APPROAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				889,200						
0040					Appraised Xf (B) Value (Bldg)				0						
					Appraised Ob (B) Value (Bldg)				0						
					Appraised Land Value (Bldg)				482,600						
					Special Land Value				0						
					Total Appraised Parcel Value				1,371,800						
					Valuation Method				C						
					Total Appraised Parcel Value				1,371,800						
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	
2012-174	12-08-2011	RA	Res Add/Alter					ADD MASTER BATH	09-07-2022	EH		6	01	Cyclical Reinspection	
119-2009	07-10-2009	CO	CO ISSUED					SFR/GARAGE	05-20-2022	DM			11	Field Review	
2009-119	12-31-2008	RN	Res New Cons					SFR/GARAGE	05-17-2017	MM			11	Field Review	
2008-254	05-28-2008	DE	Demolish					DEMO	08-28-2014	EP			60	Data Chg--update from offi	
									11-28-2011	MM			11	Field Review	
									04-06-2010	EP			01	Cyclical Reinspection	
									03-16-2009	EP			00	Measur+Listed	
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		6,519 SF	41.13	1.00000	4	1.00	0050	1.800			74.04	482,600
Total Card Land Units					0.15 AC	Parcel Total Land Area					0.15	Total Land Value			482,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1.75				
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	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id			C	Ownr	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		935,999			
Year Built		2009			
Effective Year Built		2017			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		5			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		95			
Cns Sect Rcnd		889,200			
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	384.62	344,615
FGR	Garage	0	728	291	153.74	111,923
FHS	Half Story, Finished	364	728	364	192.31	140,000
STP	Stoop	0	32	3	36.06	1,154
TQS	Three Quarter Story	672	896	672	288.46	258,461
UBM	Basement, Unfinished	0	896	179	76.84	68,846
Ttl Gross Liv / Lease Area		1,932	4,176	2,405		924,999

