Property Location 27 ROBINS NEST RD | Map ID 10/ 29/ / / | Bldg Name | State Use 1010
Vision ID 222 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/28/2023 3:52:14 P

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
LUDDY RYAN P & ROSEMARY J		2 Public Water		

189 CRANBROOK DR

HOLDEN MA 01520

SUPPLEMENTAL DATA

Alt Prcl ID	Restriction
PLN#/Rec	Hist Distrct
Lot#	Other Note
Plan Notes	UC-Misc 1
Plan Notes	UC-Misc 2
Plan Notes	
GIS ID M_277252_795655	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDENTL	1010	461,200	461,200
RES LND	1010	342,300	342,300
Total		803,500	803,500

1302

EDGARTOWN, MA

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
LUDDY RYAN P & ROSEMARY J	0078	0083	07-21-2017	Q	I	650,000	00
HOUSMAN EDWARD M	0077	0212	12-22-2016	U	I	1	1A
HOUSMAN DORRIS M & EDWARD M	00036	0285	08-20-1986	Q	I	140,575	00
SULLIVAN JOSEPH A JR	00027	0195	08-21-1980	U	V	1	1B
SULLIVAN JOSEPH A	00025	0109	06-26-1979			10,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1010	469,800	2022	1010	347,300	2021	1010	347,300
	1010	310,500		1010	310,500		1010	310,600
	Total	780,300		Total	657,800		Total	657,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES

LOT 517 LC 11405G

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	460,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	342,300
Special Land Value	0
Total Appraised Parcel Value	803,500
Valuation Method	C
Total Appraised Parcel Value	803,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-24-2022	DM			11	Field Review
10-13-2017	EP			01	Cyclical Reinspection
05-22-2017	AU			11	Field Review
11-08-2011	RK			11	Field Review
07-30-2004	EP			51	Cyclical Reinspection
07-13-2000	WP			43	Cyclical Reinspection
02-17-1987					

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	R60		23,958	SF	13.61	1.00000	4	1.00	0040	1.050	0000000			14.29	342,300
				Total Card Land Units	0.55	AC	Parcel Total Land Area			0.55						Total Land Value	342,300

Property Location 27 ROBINS NEST RD | Map ID 10/ 29/ / / | Bldg Name | State Use 1010
Vision ID 222 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/28/2023 3:52:14 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	04	Above Ave
Stories:	1.75	
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	05	Salt Box
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	05	Drywall/Sheet
Interior Wall 2		
Interior Flr 1	14	Carpet
Interior Flr 2	12	Hardwood
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

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

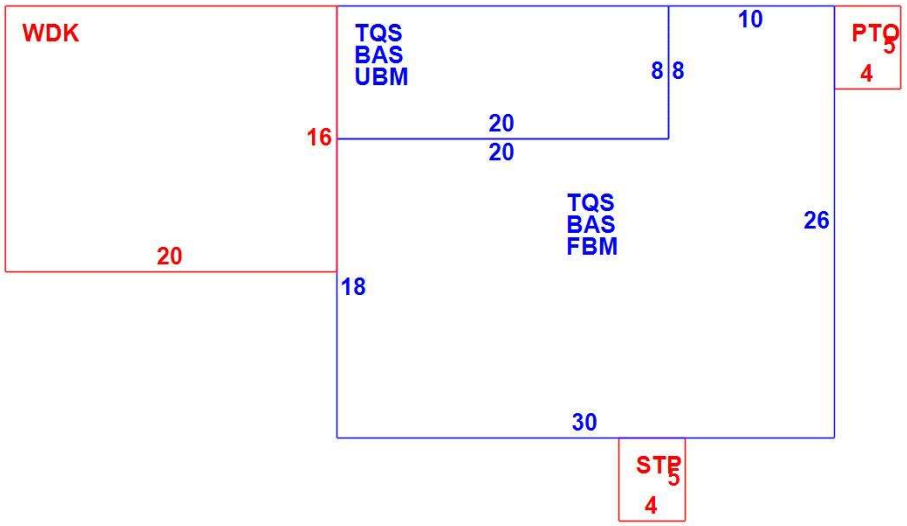
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	541,798
Year Built	1986
Effective Year Built	2007
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnld	460,500
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	780	780	780	313.26	244,341
FBM	Basement, Finished	0	620	279	140.97	87,399
PTO	Patio	0	20	2	31.33	627
STP	Stoop	0	20	2	31.33	627
TQS	Three Quarter Story	585	780	585	234.94	183,256
UBM	Basement, Unfinished	0	160	32	62.65	10,024
WDK	Deck, Wood	0	320	32	31.33	10,024
	Ttl Gross Liv / Lease Area	1,365	2,700	1,712		536,298