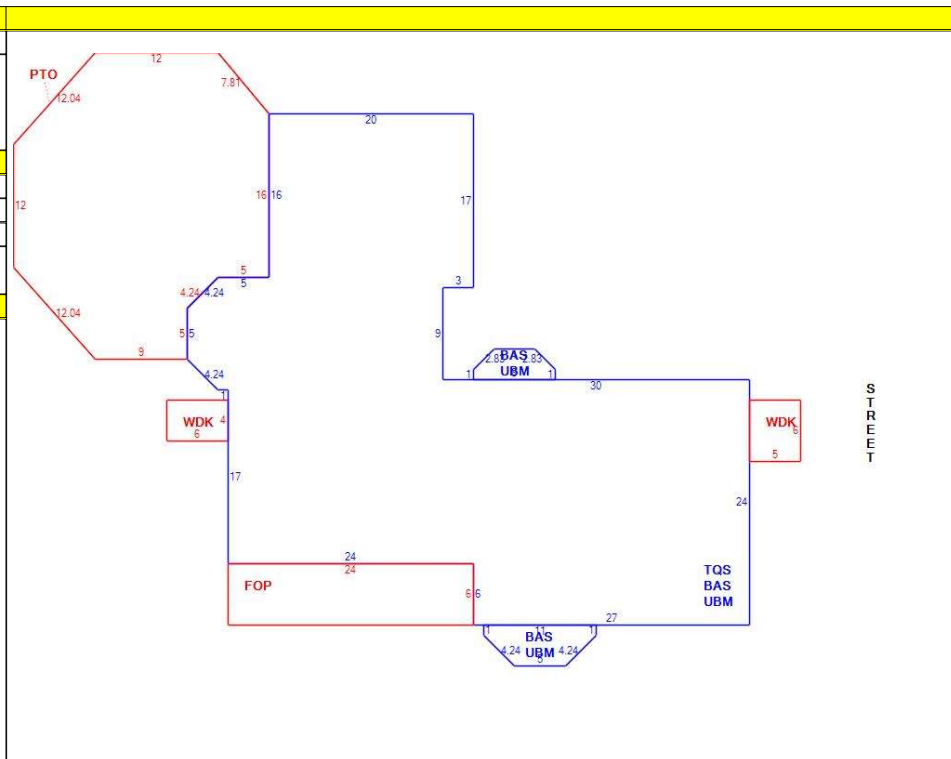


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
WEST 1973 LLC 42 OLD COLONY RD WELLESLEY MA 02481			2 Public Water			Description	Code	Appraised	Assessed			RESIDENTL 1090 1,957,600 1,957,600 RES LND 1090 1,892,800 1,892,800				
			3 Public Sewer													
SUPPLEMENTAL DATA						Total						3,850,400 3,850,400				
Alt Prcl ID		PLN#/Rec 15/53 9/29/2005		Restriction												
Lot#		2A		Hist District X												
Plan Notes		CF 547 4/10/1990		Other Note												
Plan Notes		2		UC-Misc 1												
Plan Notes				UC-Misc 2												
GIS ID		M_282102_793886		Assoc Pid#												
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WEST 1973 LLC			1602 226	11-03-2021	U	I	3,800,000	1V	Year	Code	Assessed	Year	Code	Assessed		
FRUHAN WILLIAM E JR & VIRGINIA W			1252 0703	08-19-2011	U	I	1	1A	2023	1090	1,957,600	2022	1090	1,282,800		
FRUHAN WILLIAM E JR & KNAPP GREGORY P & LEGG IDA R			1057 0271	09-29-2005	U	I	2,625,000	1		1090	1,892,800	2021	1090	1,400,900		
			0535 0425	02-02-1990	Q	I	300,000	00					1090	1,693,800		
			0		U	V	0		Total		3,850,400	Total		3,308,700		
									Total		3,094,700	Total		3,094,700		
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										
DTN9																
NOTES												Appraised Bldg. Value (Card)			1,950,000	
ADDITION @2005												Appraised Xf (B) Value (Bldg)			6,800	
SHED MAY BE ON 20C-173.1												Appraised Ob (B) Value (Bldg)			800	
												Appraised Land Value (Bldg)			1,892,800	
												Special Land Value			0	
												Total Appraised Parcel Value			3,850,400	
												Valuation Method			C	
												Total Appraised Parcel Value			3,850,400	
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		
									05-20-2022	DM			11	Field Review		
									05-23-2017	MM			11	Field Review		
									12-15-2014	EP			01	Cyclical Reinspection		
									11-29-2011	MM			11	Field Review		
									05-05-2004	JB			01	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	1090	MULTI HSES	R5		14,431 SF	20.49	1.00000	7	1.00	0100	6.400			131.16	1,892,800	
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value				1,892,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Flr 1	05	Vinyl/Asph Tile			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
			CONDO DATA		
Parcel Id			C	Owne 0.0	
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New			1,977,879		
Year Built			1900		
Effective Year Built			2006		
Depreciation Code			VG		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
Cns Sect Rcnd			1,681,200		
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
FPL3	FPL MSNRY 2	B	2	4000.00	2001		85		0.00	6,800
SHD1	SHED FRAME	L	96	16.00			50		0.00	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,703	1,703	1,703	583.10	993,019
FOP	Porch, Open, Finished	0	144	29	117.43	16,910
PTO	Patio	0	604	60	57.92	34,986
TQS	Three Quarter Story	1,236	1,648	1,236	437.33	720,712
UBM	Basement, Unfinished	0	1,703	341	116.76	198,837
WDK	Deck, Wood	0	54	5	53.99	2,916
Ttl Gross Liv / Lease Area		2,939	5,856	3,374		1,967,380



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
WEST 1973 LLC			2 Public Water			Description	Code	Appraised	Assessed			RESIDENTL 1090 1,957,600 1,957,600 RES LND 1090 1,892,800 1,892,800				
			3 Public Sewer			Total 3,850,400 3,850,400										
42 OLD COLONY RD		SUPPLEMENTAL DATA				Alt Prcl ID PLN#/Rec 15/53 9/29/2005 Restriction Lot# 2A Hist Distrct X Plan Notes CF 547 4/10/1990 Other Note Plan Notes 2 UC-Misc 1 Plan Notes UC-Misc 2 GIS ID M_282102_793886 Assoc Pid#										
WELLESLEY MA 02481																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WEST 1973 LLC		1602 226	11-03-2021	U	I	3,800,000	1V	Year	Code	Assessed	Year	Code	Assessed			
FRUHAN WILLIAM E JR & VIRGINIA W		1252 0703	08-19-2011	U	I	1	1A	2023	1090	1,957,600	2022	1090	1,282,800			
FRUHAN WILLIAM E JR & KNAPP GREGORY P & LEGG IDA R		1057 0271	09-29-2005	U	I	2,625,000	1		1090	1,892,800	2021	1090	1,400,900			
		0535 0425	02-02-1990	Q	I	300,000	00	Total 3,850,400 Total 3,308,700 Total 3,094,700								
		0		U	V	0										
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
								APPRAISED VALUE SUMMARY								
		Total	0.00					Appraised Bldg. Value (Card) 1,950,000								
								Appraised Xf (B) Value (Bldg) 6,800								
								Appraised Ob (B) Value (Bldg) 800								
								Appraised Land Value (Bldg) 1,892,800								
								Special Land Value 0								
								Total Appraised Parcel Value 3,850,400								
								Valuation Method C								
								Total Appraised Parcel Value 3,850,400								
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	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
2	1090	MULTI HSES	R5		0 SF	57.18	1.00000	7	1.00	0100	6.400			365.95	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.33	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	03	Concr-Finished			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
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				316,256	
Year Built				1995	
Effective Year Built				2006	
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				268,800	
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

TQS
FGR
FOP

24
24

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	
FGR	Garage	0	576	230	185.44	106,812	
FOP	Porch, Open, Finished	0	96	19	91.91	8,824	
TQS	Three Quarter Story	432	576	432	348.30	200,621	
Ttl Gross Liv / Lease Area		432	1,248	681		316,257	

