

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PECKHAM JONATHAN A					2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
17915 PECAN BAYOU LN								RESIDENTL	1010	853,800	853,800	
CYPRESS TX 77433								RES LND	1010	333,200	333,200	VISION
SUPPLEMENTAL DATA								Total				
Alt Prcl ID				Restriction								
PLN#/Rec LC 11405G				Hist Distrct								
Lot# 529				Other Note								
Plan Notes				UC-Misc 1								
Plan Notes				UC-Misc 2								
Plan Notes												
GIS ID M_277111_795614				Assoc Pid#								

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PECKHAM JONATHAN A				83 117	11-04-2021	Q	I	1,175,000	00	Year	Code	Assessed	Year	Code	Assessed
GRAF PAUL & LAURIE--TRS				0078 0277	03-05-2018	Q	I	750,000	00	2023	1010	855,400	2022	1010	448,900
GAVIN THOMAS J & MELISSA B				0067 0263	04-30-2008	Q	I	580,000	00		1010	302,300	2021	1010	302,300
GANDOLFI ROSETTE P &				0063 0296	04-15-2005	U	I	1	1A						
GANDOLFI ROSETTE P				0062 0045	01-20-2004	U	I	1	1A						
Total										Total		1,187,000	Total		1,187,000

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

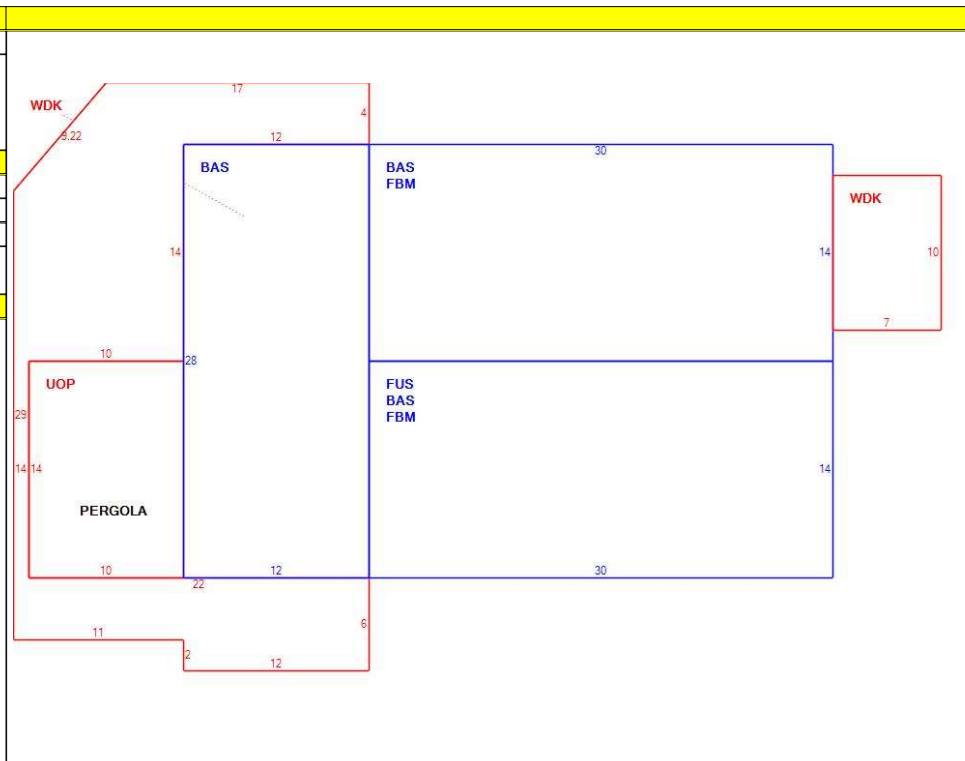
NOTES			
4 FIX BT			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			842,700
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			11,100
Appraised Land Value (Bldg)			333,200
Special Land Value			0
Total Appraised Parcel Value			1,187,000
Valuation Method			C
Total Appraised Parcel Value			1,187,000

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
2024-269	10-17-2023	RA	Res Add/Alter			0		INTERIOR RENO	06-06-2022	LS			11	Field Review
235/2008	04-11-2008	CO	CO ISSUED					SFR/POOL	05-12-2022	SF			11	Field Review
195-1996	04-11-2008	CO	CO ISSUED					SFR/POOL	05-22-2017	AU			11	Field Review
2008-235	03-25-2008	RN	Res New Cons					SFR/POOL	07-10-2014	EP			01	Cyclical Reinspection
333-2003	01-01-2004	CO	CO ISSUED		04-11-2008			SFR/POOL	11-08-2011	RK			11	Field Review
2003-333	01-01-2003	AD	Addition		12-15-2003	85	01-01-2004		01-21-2010	EP			12	Bldg Permit/Measur/New C
1996-195	10-24-1996	RN	Res New Cons					SFR/POOL	07-30-2008	EP			11	Field Review

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		21,780 SF	14.57	1.00000	4	1.00	0040	1.050			15.3	333,200	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			333,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1.5				
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	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
				B	S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		936,282
			Year Built		1996
			Effective Year Built		2012
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		10
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		90
			Cns Sect Rcnld		842,700
			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
GAZ	GAZEBO	L	114	40.00	2002		90		0.00	4,100
SPL5	ABV GR OVAL	L	38	75.00	2004		100		0.00	2,900
PAT2	PATIO-GOOD	L	288	7.00			100		0.00	2,000
PAT2	PATIO-GOOD	L	224	7.00			100		0.00	1,600
ODS	OUTDOOR S	L	1	700.00			75		0.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	456.50	536,844
FBM	Basement, Finished	0	840	378	205.43	172,557
FUS	Upper Story, Finished	420	420	420	456.50	191,730
UOP	Porch, Open, Unfinished	0	140	14	45.65	6,391
WDK	Deck, Wood	0	425	43	46.19	19,630
Ttl Gross Liv / Lease Area		1,596	3,001	2,031		927,152

