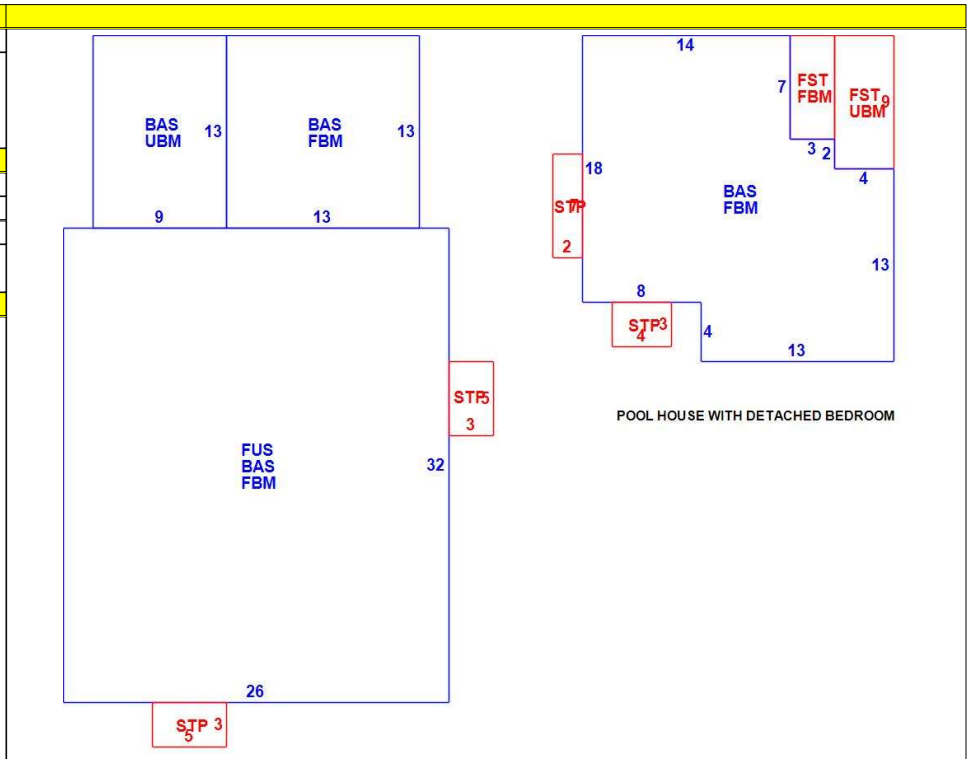


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA		
LEWIN LEONARD L--TRS HAPPY PLACE MV REALTY TRUST 55 OLD BEDFORD RD SUITE 302				2	Public Water	9	Town Street			Description	Code	Appraised	Assessed			
LINCOLN MA 01773				3	Public Sewer	1	Paved			RESIDENTL	1010	2,324,400	2,324,400			
		SUPPLEMENTAL DATA				Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2		Assoc Pid#		RES LND	1010	1,503,600	1,503,600			
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		GIS ID M_282282_793808		Total		3,828,000		3,828,000								
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LEWIN LEONARD L--TRS				1539	699	08-20-2020	Q	I	4,499,000	00	Year	Code	Assessed	Year	Code	Assessed
JENSEN BRADLEY ROY & GRANT MARY JANE				1444	0552	07-26-2017	Q	I	1,273,500	00	2023	1010	2,324,400	2022	1010	2,263,000
HIGHET NANCY B				0910	0627	11-21-2002	Q	I	685,000	00		1010	1,503,600		1010	1,609,300
LYNN KATHERINE WUERTH				0608	0096	06-18-1993	Q	I	125,000	00	Total		3,828,000	Total		3,872,300
				0554	0042	03-11-1991	U	I	1	1A	Total		3,828,000	Total		3,255,400
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		Appraised Bldg. Value (Card)				2,302,900				
DTN9							Appraised Xf (B) Value (Bldg)				2,000					
								Appraised Ob (B) Value (Bldg)				19,500				
								Appraised Land Value (Bldg)				1,503,600				
								Special Land Value				0				
								Total Appraised Parcel Value				3,828,000				
								Valuation Method				C				
								Total Appraised Parcel Value				3,828,000				
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		
184-2019	08-29-2019	CO				0		POOL HOUSE W/ DBR	05-18-2022	DM			11	Field Review		
183-2019	08-29-2019	CO				0		DEMO/REBUILD NEW SFR	04-26-2021	EH			01	Cyclical Reinspection		
2019-518	03-12-2019	RA	Res Add/Alter	100,000		0		10X16 POOL W/ FENCE	06-10-2020	EP			01	Cyclical Reinspection		
2019-184	10-26-2018	RN	Res New Cons			0		POOL HOUSE W/ DBR	08-12-2019	EP			00	Measur+Listed		
2019-183	10-26-2018	RN	Res New Cons	1,400,000		0		DEMO/REBUILD NEW SFR	07-09-2019	EP			01	Cyclical Reinspection		
												05-17-2017 MM 11 Field Review				
												11-29-2016 EP 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	1010	SINGL FAM M-0	R5		4,550 SF	51.63	1.00000	9	1.00	0100	6.400				330.46	1,503,600
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			1,503,600

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2	1 Story			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs	3				
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
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				2,302,925	
Year Built				2018	
Effective Year Built				2021	
Depreciation Code				A	
Remodel Rating					
Year Remodeled					
Depreciation %				0	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				100	
Cns Sect Rcnld				2,302,900	
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
FPL5	GAS VENTED	B	1	2000.00			100		0.00	2,000
SPL3	INGR GUNITE	L	160	100.00	2019		100		0.00	16,000
PAT2	PATIO-GOOD	L	400	7.00	2019		100		0.00	2,800
ODS	OUTDOOR S	L	1	700.00	2019		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,491	1,491	1,491	752.43	1,121,878
FBM	Basement, Finished	0	1,395	628	338.73	472,528
FST	Utility, Finished	0	57	29	382.82	21,821
FUS	Upper Story, Finished	832	832	832	752.43	626,024
STP	Stoop	0	56	6	80.62	4,515
UBM	Basement, Unfinished	0	153	31	152.45	23,325
Ttl Gross Liv / Lease Area		2,323	3,984	3,017		2,270,091

