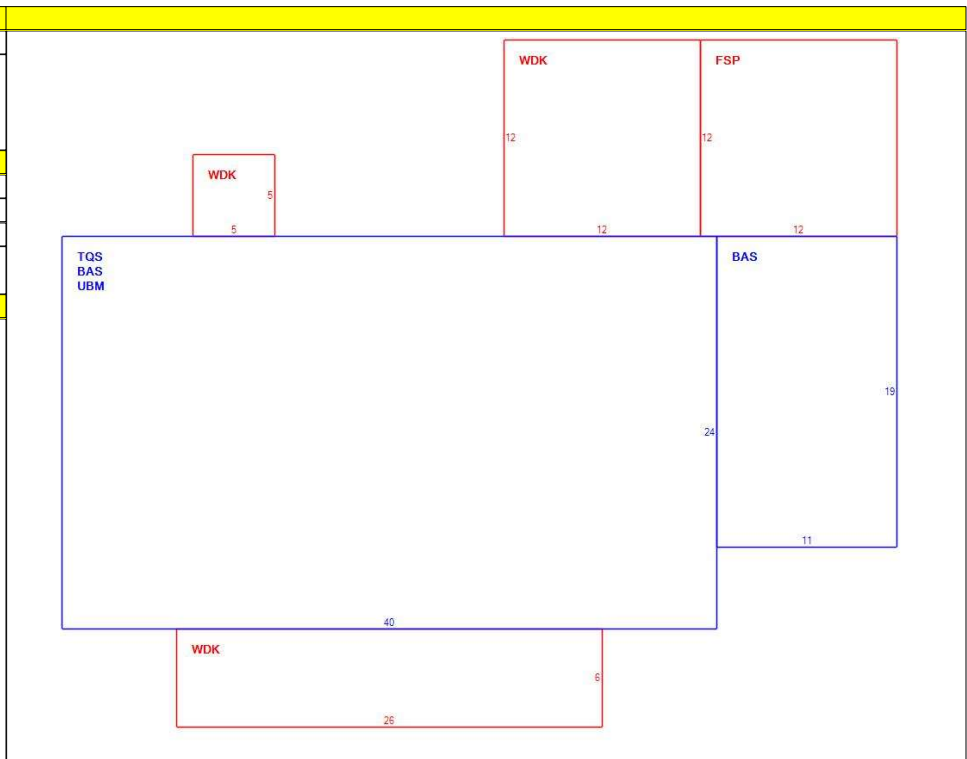


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
EVANS SHAWN R & REGINA L			2 Public Water			Description	Code	Appraised	Assessed							
25 OLD PASTURE RD						RESIDENTL	1010	815,000	815,000							
COHASSET MA 02025-1627						RES LND	1010	333,200	333,200							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_277379_795597		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#						Total	1,148,200	1,148,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EVANS SHAWN R & REGINA L		0066 0033	01-26-2007	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed			
VIEIRA JEREMIAS & CLARK GREGORY G		0059 0143	10-11-2001	U	I	389,000	1	2023	1010	767,600	2022	1010	483,000			
PEDI MARY N		0058 0101	12-05-2000	Q	V	125,000	01		1010	302,300	2021	1010	447,400			
PEDI ANTHONY D		00038 0327	09-22-1987	U	V	1	1A						302,400			
		00027 0061	06-16-1980	Q	V	14,900	00	Total		1,069,900	Total	785,300	Total	749,800		
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) 812,400											
0040					Appraised Xf (B) Value (Bldg) 0											
					Appraised Ob (B) Value (Bldg) 2,600											
					Appraised Land Value (Bldg) 333,200											
					Special Land Value 0											
					Total Appraised Parcel Value 1,148,200											
					Valuation Method C											
					Total Appraised Parcel Value 1,148,200											
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		
2012-305 2002:265	03-20-2012 01-01-2002 10-24-2001	RA AD NC	Res Add/Alter Addition New Construct		12-15-2003	100	01-01-2003	12 X 12 SCREEN PORCH ON SHED	05-24-2022 12-14-2021 05-22-2017 05-31-2013 11-09-2011 11-09-2007 12-09-2002	DM EH AU EP RK EP WP			11 01 11 01 11 11 05	Field Review Cyclical Reinspection Field Review Cyclical Reinspection Field Review Field Review Measur/Review/New Const		
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:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1.75				
Occupancy					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
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					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs	1				
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
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		855,155
			Year Built		2001
			Effective Year Built		2017
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			Cns Sect Rcnd		812,400
			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
SHD1	SHED FRAME	L	120	16.00	2001		100		0.00	1,900
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	1,169	1,169	1,169	394.78	461,497
FSP	Porch, Screen, Finished	0	144	36	98.69	14,212
TQS	Three Quarter Story	720	960	720	296.08	284,241
UBM	Basement, Unfinished	0	960	192	78.96	75,798
WDK	Deck, Wood	0	325	33	40.09	13,028
Ttl Gross Liv / Lease Area		1,889	3,558	2,150		848,776

