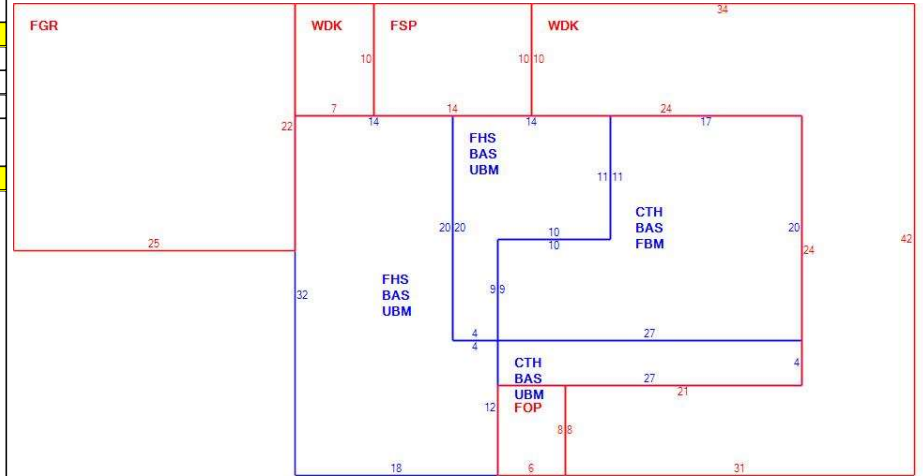


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
BRAUN STEPHANIE M --TRS FRANKS STEVEN A --TRS 42 CONCORD RD			2 Public Water			Description	Code	Appraised	Assessed							
WESTON MA 02493		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	861,000	861,000	<b>VISION</b>						
GIS ID M_277379_795549		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist District Other Note UC-Misc 1 UC-Misc 2		RES LND	1010	333,200	333,200							
						Total		1,194,200	1,194,200							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRAUN STEPHANIE M --TRS		81 203	09-30-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
BRAUN STEPHANIE M		81 97	07-24-2020	U	I	1	1A	2023	1010	811,100	2022	1010	511,800			
BRAUN STEPHANIE M &		0074 0315	08-14-2014	U	I	1	1A		1010	302,300		1010	302,300			
BRAUN STEPHANIE M		0072 0165	09-06-2012	Q	I	630,000	00					2021	1010	474,400		
FRIEDLANDER BETSY &		0059 0129	09-28-2001	Q	V	147,000	00						1010	302,400		
						Total		1,113,400	Total	814,100	Total		Total	776,800		
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)			858,400								
0040					Appraised Xf (B) Value (Bldg)			1,900								
					Appraised Ob (B) Value (Bldg)			700								
					Appraised Land Value (Bldg)			333,200								
					Special Land Value			0								
					Total Appraised Parcel Value			1,194,200								
					Valuation Method			C								
					Total Appraised Parcel Value			1,194,200								
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		
02111	11-02-2001	NC	New Construct					CO 5-20-02 SFR	11-01-2022	EH		6	01	Cyclical Reinspection		
									05-24-2022	DM			11	Field Review		
									05-22-2017	AU			11	Field Review		
									10-19-2012	EP			01	Cyclical Reinspection		
									11-09-2011	RK			11	Field Review		
									12-03-2010	EP			01	Cyclical Reinspection		
									12-09-2002	WP			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:	04	Cape Cod			
Model:	01	Residential			
Grade:	04	Above Ave			
Stories:	1.5	1 1/2 Stories			
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			903,575		
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			858,400		
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
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
FPL	MTL-WD C/PI	B	1	2000.00	2011		95		0.00	1,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,224	1,224	1,224	387.74	474,593
CTH	Cath Cing	0	538	27	19.46	10,469
FBM	Basement, Finished	0	430	194	174.93	75,221
FGR	Garage	0	550	220	155.10	85,303
FHS	Half Story, Finished	343	686	343	193.87	132,994
FOP	Porch, Open, Finished	0	48	10	80.78	3,877
FSP	Porch, Screen, Finished	0	140	35	96.93	13,571
UBM	Basement, Unfinished	0	794	159	77.65	61,651
WDK	Deck, Wood	0	898	90	38.86	34,897
Ttl Gross Liv / Lease Area		1,567	5,308	2,302		892,576

