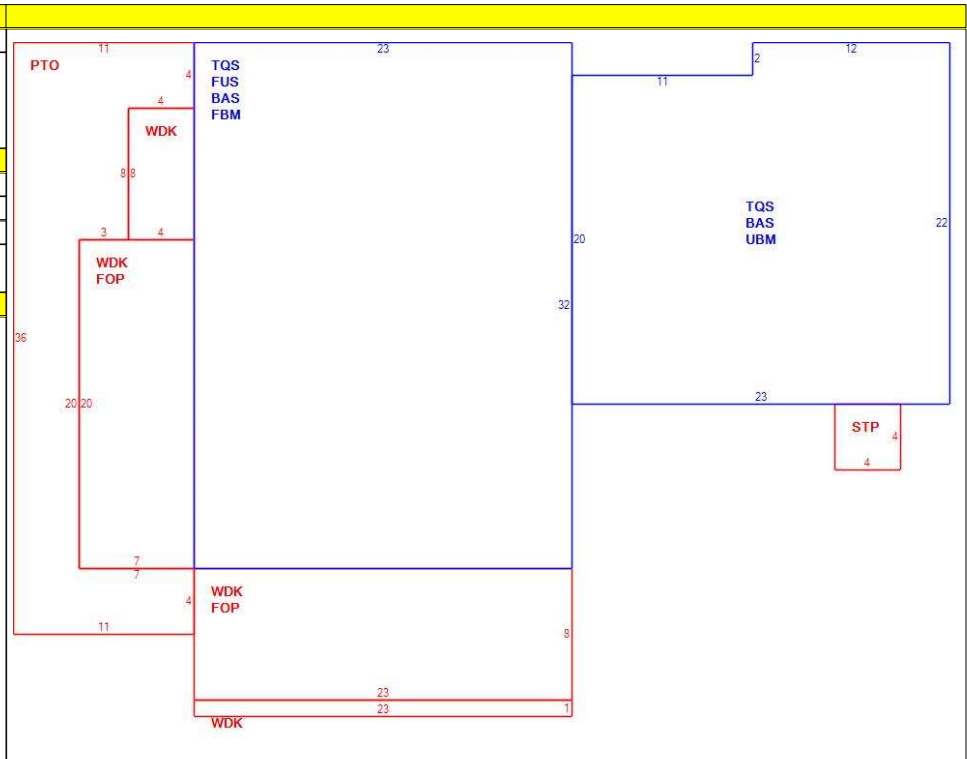


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
MCCALL JOSEPH IV STANLEY MCCALL ALEXANDRA 74 CHURCH ST DEDHAM MA 02026			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed			RESIDENTL 1090 3,052,100 RES LND 1090 1,813,000					
SUPPLEMENTAL DATA						PREVIOUS ASSESSMENTS (HISTORY)											
Alt Prcl ID PLN#/Rec 17/186 10/19/15 Lot# 2B Plan Notes 17/177 8/27/15 Plan Notes Plan Notes GIS ID M_282700_794070						Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#						Total 4,865,100 4,865,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCALL JOSEPH IV		1531 414	06-09-2020	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MCCALL JOSEPH B IV & MCCALL JOSEPH B IV & MCCALL JOSEPH B IV & MCCALL JOSEPH B IV & MCCALL JOSEPH B IV &		1430 0381 1406 0270 1275 0707 1275 0683	02-13-2017 05-23-2016 03-29-2012 03-29-2012	U U U U	I I I I		1 1A 1 1A 1 1A 1 1A	2023	1090 1090	3,121,700 1,841,700	2022	1090 1090	2,628,600 1,971,200	2021	1090 1090	2,293,200 1,648,100	
Total								4,963,400		Total		4,599,800		Total		3,941,300	
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																	
SEE PB17 PG177 & DEEDS 1390/931&934 AND 13/74/833&836																	
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			
186-2022	04-26-2022	CO	CO ISSUED			0			05-16-2022	DM			11	Field Review			
2022-186	10-15-2021	RA	Res Add/Alter	150,000				BUILD MUD ROOM	05-11-2018	EP			01	Cyclical Reinspection			
2019-608	04-09-2019	RA	Res Add/Alter	60,000		0		REMOVE AND REPLACE RO	05-18-2017	MM			11	Field Review			
2019-607	04-09-2019	RA	Res Add/Alter	60,000		0		REMOVE AND REPLACE RO	02-02-2017	EP			11	Field Review			
208-2016	06-12-2017	CO	CO ISSUED			0		POOL	06-17-2014	MM			11	Field Review			
2016-208	10-28-2015	RN	Res New Cons	100,000		0		POOL 14 X 24	11-17-2011	MM			11	Field Review			
									02-04-2009	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	1090	MULTI HSES	R5		10,805 SF	27.96	1.00000	8	1.00	0100	6.000				167.79	1,813,000	
Total Card Land Units					0.25 AC	Parcel Total Land Area					0.25	Total Land Value					1,813,000

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2.75				
Occupancy					
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	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:	10				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id			C	Ownr	0.0
Adjust Type		Code	Description	Factor%	
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			2,653,087		
Year Built			2000		
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			2,520,400		
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
FPL3	FPL MSNRY 2	B	1	4000.00	2006		95		0.00	3,800
SPL3	INGR GUNITE	L	336	100.00	2016		100		0.00	33,600
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
PAT2	PATIO-GOOD	L	1,000	7.00			100		0.00	7,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,220	1,220	1,220	767.99	936,951
FBM	Basement, Finished	0	736	331	345.39	254,206
FOP	Porch, Open, Finished	0	324	65	154.07	49,920
FUS	Upper Story, Finished	736	736	736	767.99	565,242
PTO	Patio	0	224	22	75.43	16,896
STP	Stoop	0	16	2	96.00	1,536
TQS	Three Quarter Story	915	1,220	915	575.99	702,713
UBM	Basement, Unfinished	0	484	97	153.92	74,495
WDK	Deck, Wood	0	379	38	77.00	29,184
Ttl Gross Liv / Lease Area		2,871	5,339	3,426		2,631,143



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
MCCALL JOSEPH IV STANLEY MCCALL ALEXANDRA 74 CHURCH ST DEDHAM MA 02026			2 Public Water 3 Public Sewer	9 Town Street 1 Paved		Description RESIDENTL RES LND	Code 1090 1090	Appraised 3,052,100 1,813,000	Assessed 3,052,100 1,813,000			VISION					
SUPPLEMENTAL DATA						PREVIOUS ASSESSMENTS (HISTORY)											
Alt Prcl ID PLN#/Rec 17/186 10/19/15 Lot# 2B Plan Notes 17/177 8/27/15 Plan Notes Plan Notes GIS ID M_282700_794070						Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#						Total		4,865,100	4,865,100		
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCALL JOSEPH IV		1531 414	06-09-2020	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MCCALL JOSEPH B IV & MCCALL JOSEPH B IV & MCCALL JOSEPH B IV & MCCALL JOSEPH B IV &		1430 0381 1406 0270 1275 0707 1275 0683	02-13-2017 05-23-2016 03-29-2012 03-29-2012	U U U U	I I I I		1 1A 1 1A 1 1A 1 1A	2023	1090 1090	3,121,700 1,841,700	2022	1090 1090	2,628,600 1,971,200	2021	1090 1090	2,293,200 1,648,100	
Total								4,963,400		Total		4,599,800		Total		3,941,300	
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																	
WD STOVE FGR EITHER SIDE OF WALKWAY-APT ON 2ND FL PERGOLA CROSS BACK.. OVER PATIO																	
Appraised Bldg. Value (Card)								3,007,000									
Appraised Xf (B) Value (Bldg)								3,800									
Appraised Ob (B) Value (Bldg)								41,300									
Appraised Land Value (Bldg)								1,813,000									
Special Land Value								0									
Total Appraised Parcel Value								4,865,100									
Valuation Method								C									
Total Appraised Parcel Value								4,865,100									
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			
									06-13-2022	EH			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	
2	1090	MULTI HSES	R5		0 SF	57.18	1.00000	8	1.00	0100	6.000				343.08	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.25	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.75				
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	04	Concr Abv Grad			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	2				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id			C		Owne 0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				512,250	
Year Built				2000	
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 Rcndd				486,600	
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	682	273	214.04	145,975
FOP	Porch, Open, Finished	0	154	31	107.64	16,576
TQS	Three Quarter Story	627	836	627	401.03	335,262
UOP	Porch, Open, Unfinished	0	266	27	54.27	14,437
Ttl Gross Liv / Lease Area		627	1,938	958		512,250

