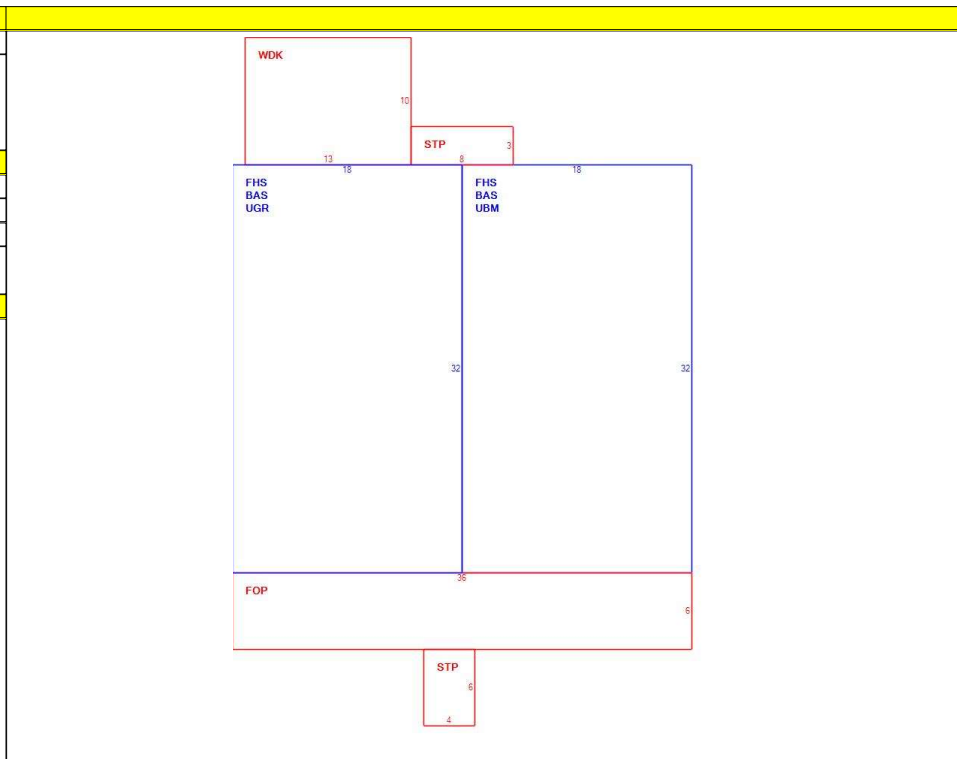


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
MELARAGNI MICHAEL ODEA--TRS COPITHORNE MEAGAN ODEA--TRS 56 GROVE ST			2 Public Water			Description	Code	Appraised	Assessed							
MEDFORD MA 02155		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1010	710,800	710,800	<b>VISION</b>						
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_277247_795532		Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		RES LND	1010	336,800	336,800							
						Total		1,047,600	1,047,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MELARAGNI MICHAEL ODEA--TRS		0084 0197	11-18-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
MELARAGNI FRANCIS & LEE LAURA L		0073 0277	07-11-2013	Q	I	540,000	00	2023	1010	669,500	2022	1010	422,100			
OULAII MOSHEN NOURI		0052 0165	07-11-1997	U	V	49,900	1P		1010	305,600	2021	1010	391,100			
TALAKOUB ALI		0050 0177	04-17-1996	Q	V	18,900	00					1010	305,600			
		00026 0105	12-26-1979			18,900		Total		975,100	Total		727,700			
								Total		696,700	Total		696,700			
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																
Nbhd	Nbhd Name	B	Tracing	Batch												
0040																
NOTES																
LOT 523 LC 11405G																
NAT I/A																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
2010-48	09-28-2009	RN	Res New Cons					10 X 16 SHED	05-24-2022	DM			11	Field Review		
13798	11-27-1997	NC	New Construct	178,000	12-31-1998	100	12-31-1998		05-22-2017	AU			11	Field Review		
									07-10-2014	EP			01	Cyclical Reinspection		
									11-08-2011	RK			11	Field Review		
									04-23-2004	JB			01	Cyclical Reinspection		
									04-11-1999	RB			12	Bldg Permit/Measur/New C		
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		22,651 SF	14.16	1.00000	4	1.00	0040	1.050			14.87	336,800	
Total Card Land Units					0.52 AC	Parcel Total Land Area					0.52	Total Land Value				336,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	1.5	1 1/2 Stories			
Occupancy	1				
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	05	Vinyl/Asph/Lam			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
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			784,537		
Year Built			1998		
Effective Year Built			2012		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			10		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			90		
Cns Sect Rcnd			706,100		
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	96	16.00	2004		90		0.00	1,400
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700
SHD1	SHED FRAME	L	160	16.00	2016		100		0.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,152	1,152	1,152	375.08	432,090
FHS	Half Story, Finished	576	1,152	576	187.54	216,045
FOP	Porch, Open, Finished	0	216	43	74.67	16,128
STP	Stoop	0	48	5	39.07	1,875
UBM	Basement, Unfinished	0	576	115	74.89	43,134
UGR	Garage, Unfinished	0	576	173	112.65	64,888
WDK	Deck, Wood	0	130	13	37.51	4,876
Ttl Gross Liv / Lease Area		1,728	3,850	2,077		779,036

