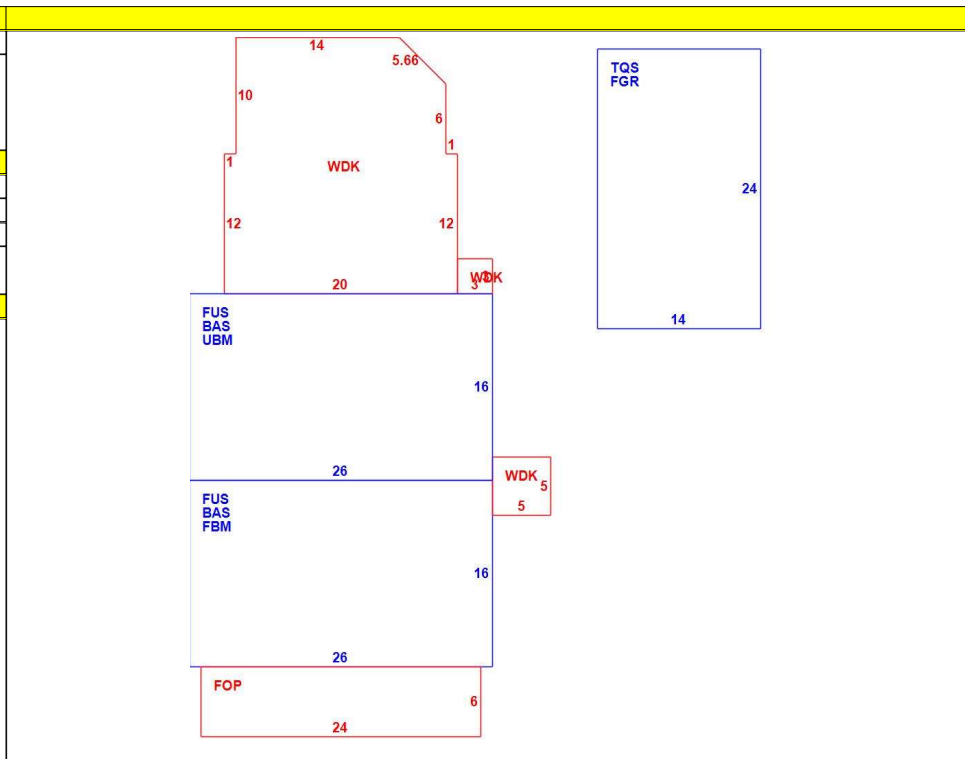


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA						
26 SPARROW LANE LLC						Description	Code	Appraised	Assessed									
321 COMMONWEALTH AVE SUITE 201 WAYLAND MA 01778						RESIDENTL	1010	669,500	669,500			VISION						
						RES LND	1010	333,200	333,200									
SUPPLEMENTAL DATA																		
Alt Prcl ID PLN#/Rec LC 11405G Lot# 419 Plan Notes Plan Notes Plan Notes GIS ID M_277329_795465				Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#				Total		1,002,700	1,002,700							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
26 SPARROW LANE LLC			CERT 0	11-15-2007	Q	I	635,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
REECE DOUGLAS H & FEARING JOHN L & LEBEL JASON C			0065 0253	09-22-2006	U	I	580,000	1	2023	1010	681,900	2022	1010	481,900	2021	1010	481,900	
COLOMBO FRANK V			0063 0288	04-13-2005	Q	I	739,900	00		1010	302,300		1010	302,300		1010	302,400	
			0051 0027	08-29-1996	Q	V	44,000	00	Total		984,200	Total		784,200	Total		784,300	
			00025 0195	08-13-1979			16,900		Total		984,200	Total		784,200	Total		784,300	
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		Appraised Bldg. Value (Card)				664,100					
0040									Appraised Xf (B) Value (Bldg)				1,900					
								Appraised Ob (B) Value (Bldg)				3,500						
								Appraised Land Value (Bldg)				333,200						
								Special Land Value				0						
								Total Appraised Parcel Value				1,002,700						
								Valuation Method				C						
								Total Appraised Parcel Value				1,002,700						
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				
96256	12-08-1997	NC	New Construct	110,000	12-08-1997	55			05-24-2022	DM			11	Field Review				
									05-22-2017	AU			11	Field Review				
									10-16-2013	EP			60	Data Chg--update from offi				
									10-11-2013	EP			01	Cyclical Reinspection				
									11-30-2011	RK			11	Field Review				
									12-20-2007	EP			11	Field Review				
									07-30-2007	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	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:	03	Colonial			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	6	6 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		699,043			
Year Built		1997			
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		664,100			
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
FPL	MTL-WD C/PI	B	1	2000.00	2006		95		0.00	1,900
SHD1	SHED FRAME	L	192	16.00	2005		90		0.00	2,800
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	832	832	832	288.55	240,075
FBM	Basement, Finished	0	416	187	129.71	53,959
FGR	Garage	0	336	134	115.08	38,666
FOP	Porch, Open, Finished	0	144	29	58.11	8,368
FUS	Upper Story, Finished	832	832	832	288.55	240,075
TQS	Three Quarter Story	252	336	252	216.41	72,715
UBM	Basement, Unfinished	0	416	83	57.57	23,950
WDK	Deck, Wood	0	446	45	29.11	12,985
Ttl Gross Liv / Lease Area		1,916	3,758	2,394		690,793

