

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
AKGONUL ALYSSA C			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed				
AKGONUL RIFAT KERIM			3 Public Sewer	1 Paved		RESIDENTL	1010	1,234,200	1,234,200				
76 ROYALSTON RD		SUPPLEMENTAL DATA				RES LND	1010	3,592,500	3,592,500				
WELLESLEY MA 02481		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct X Other Note UC-Misc 1 UC-Misc 2		<table border="1"> <tr> <td colspan="2">Total</td> <td>4,826,700</td> <td>4,826,700</td> </tr> </table>				Total		4,826,700	4,826,700
Total		4,826,700	4,826,700										
GIS ID M_282783_793898		Assoc Pid#											

1302
 EDGARTOWN, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
AKGONUL ALYSSA C		1533 1066	07-01-2020	U	I	3,100,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SHEPHERD KIRA ELIZABETH		1533 1062	07-01-2020	U	I	0	1A	2023	1010	1,276,200	2022	1010	1,248,200	2021	1010	1,452,700
SUNDERLAND JAMES E JR TRS		1152 0337	05-29-2008	U	I	1	1F		1010	3,649,500		1010	3,906,144		1010	3,265,693
SUNDERLAND JAMES E JR TRS		1147 0700	04-04-2008	U	I	1	1A									
SUNDERLAND JUDITH TRS		0882 0246	05-06-2002	U	I	1	1A									
Total								4,925,700		Total		5,154,344		Total		4,718,393

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
NW49								
NOTES								
FRONT ON NO WATER ST								
				Appraised Bldg. Value (Card)				1,224,100
				Appraised Xf (B) Value (Bldg)				5,600
				Appraised Ob (B) Value (Bldg)				4,500
				Appraised Land Value (Bldg)				3,592,500
				Special Land Value				0
				Total Appraised Parcel Value				4,826,700
				Valuation Method				C
				Total Appraised Parcel Value				4,826,700

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	
2018-531	04-27-2018	RA	Res Add/Alter	40,000		0		REPLACE 2ND PORCH	05-16-2022	DM			11	Field Review	
2013-389	05-03-2013	RA	Res Add/Alter					SHINGLE SIDEWALL	04-27-2021	EH			01	Cyclical Reinspection	
									09-28-2020	EP			01	Cyclical Reinspection	
									05-18-2017	MM			11	Field Review	
									06-18-2014	MM			11	Field Review	
									04-11-2014	EP			01	Cyclical Reinspection	
									11-17-2011	MM			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	R5		9,900 SF	30.24	1.00000	9	1.00	0100	6.000	VIEW	V20	362.88	3,592,500	
Total Card Land Units					0.23 AC	Parcel Total Land Area					0.23	Total Land Value				3,592,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	09	Historical Custom			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
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:	12				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			

CONDO DATA				
Parcel Id		C		Ownr 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	1,748,681
Year Built	1870
Effective Year Built	1992
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnd	1,224,100
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	240	16.00	1990		100		0.00	3,800
FPL3	FPL MSNRY 2	B	2	4000.00	1991		70		0.00	5,600
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	1,694	1,694	1,694	476.36	806,961
FHS	Half Story, Finished	390	780	390	238.18	185,782
FOP	Porch, Open, Finished	0	261	52	94.91	24,771
FUS	Upper Story, Finished	1,276	1,276	1,276	476.36	607,840
PTO	Patio	0	1,500	150	47.64	71,455
UBM	Basement, Unfinished	0	440	88	95.27	41,920
WDK	Deck, Wood	0	20	2	47.64	953
Ttl Gross Liv / Lease Area		3,360	5,971	3,652		1,739,682

