

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCANN ANDREW & ELIZABETH								Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
								RESIDENTL	1010	654,600	654,600	
108 ELIOT AVE				SUPPLEMENTAL DATA				RES LND	1010	232,800	232,800	<b>VISION</b>
				Alt Prcl ID	Restriction							
NEWTON	MA	02465	PLN#/Rec	Hist Distrct								
			Lot#	Other Note								
			Plan Notes	UC-Misc 1								
			Plan Notes	UC-Misc 2								
			Plan Notes									
			GIS ID	M_280240_794324			Assoc Pid#					
								Total		887,400	887,400	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DAY TIMOTHY R		1662	0206	08-21-2023	Q	I	1,325,000	00	Year	Code	Assessed	Year	Code	Assessed		
MCCANN ANDREW & ELIZABETH		1149	0324	04-25-2008	Q	I	606,000	00	2023	1010	657,900	2022	1010	474,400		
SONNENTHAL VALERIE		1014	1010	09-13-2004	Q	I	585,000	00		1010	285,900		1010	297,900		
VIVEIROS DAVID M		0874	0665	03-15-2002	Q	I	347,000	00								
BASHAR JOHN P		00449	0506	06-05-1986	Q	I	140,000	00								
								Total		943,800	Total		772,300	Total		746,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

NOTES			
LOT 5 EDG WDLDS CF 163			
ELECTRIC + GAS MONITOR HEAT			

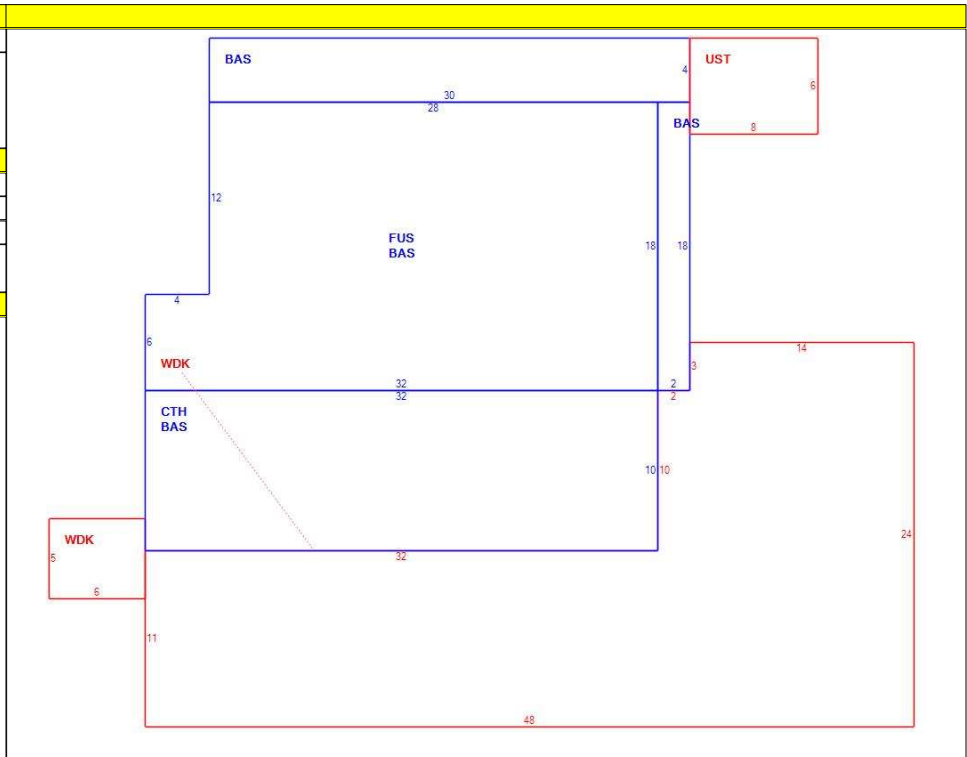
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	648,400		
Appraised Xf (B) Value (Bldg)	1,700		
Appraised Ob (B) Value (Bldg)	4,500		
Appraised Land Value (Bldg)	232,800		
Special Land Value	0		
Total Appraised Parcel Value	887,400		
Valuation Method	C		
Total Appraised Parcel Value	887,400		

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
2024-15	07-14-2023	RA	Res Add/Alter			0		INSULATION	09-19-2022	EH		6	01	Cyclical Reinspection
2011-30	09-20-2010	RN	Res New Cons					SHED 12 X 20	06-06-2022	DM			11	Field Review
2008-278	01-26-2008	RN	Res New Cons					SHD/DCK/PRCH/FNCE	05-17-2017	AU			11	Field Review
									11-17-2011	RK			11	Field Review
									05-13-2011	EP			00	Measur+Listed
									03-31-2009	EP			12	Bldg Permit/Measur/New C
									08-27-2008	EP	02		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	R20		21,780	SF	14.57	1.00000	3	1.00	0030	0.700		10.2	222,100
1	1010	SINGL FAM M-0	R20		0.450	AC	34,000.00	1.00000	0	1.00	0030	0.700		23,800	10,700
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value		232,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	08	Wood on Sheath			
Exterior Wall 2					
Roof Structure:	05	Salt Box			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	09	Monitor			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C		Ownr	0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		762,820			
Year Built		1986			
Effective Year Built		2007			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		85			
Cns Sect Rcnd		648,400			
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
FPL	MTL-WD C/PI	B	1	2000.00	2006		85		0.00	1,700
ODP	OUTDOOR PL	L	1	700.00	2008		100		0.00	700
SHD1	SHED FRAME	L	240	16.00	2010		100		0.00	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,004	1,004	1,004	460.10	461,937
CTH	Cath Cing	0	320	16	23.00	7,362
FUS	Upper Story, Finished	528	528	528	460.10	242,931
UST	Utility, Storage, Unfinished	0	48	22	210.88	10,122
WDK	Deck, Wood	0	760	76	46.01	34,967
Ttl Gross Liv / Lease Area		1,532	2,660	1,646		757,319

