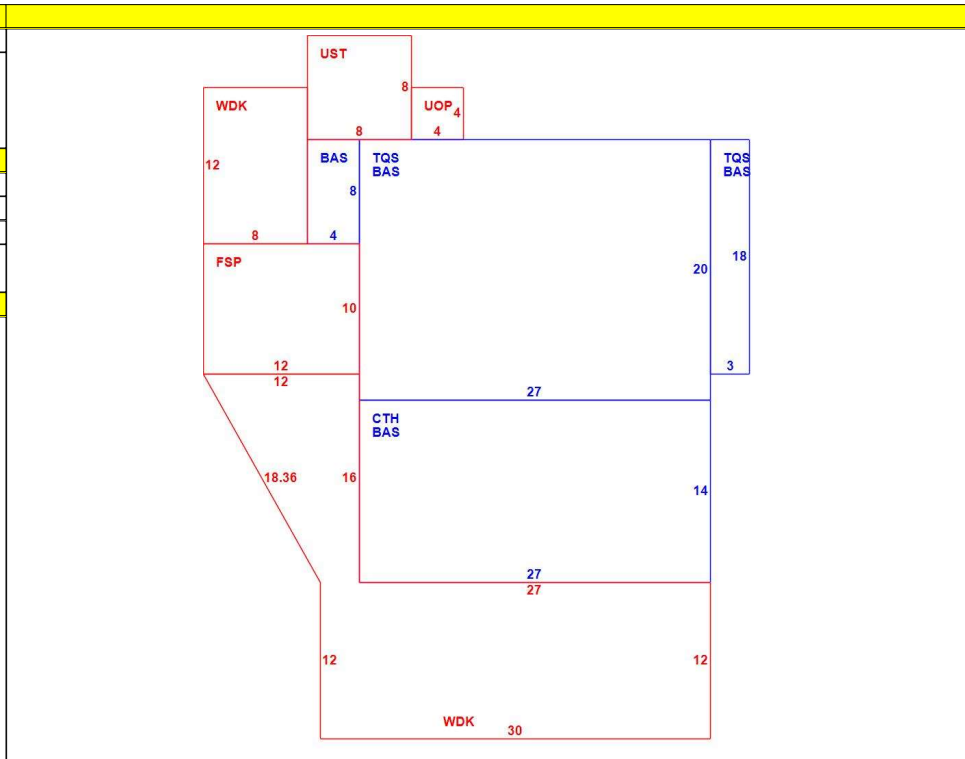


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION							
PIGNATARE CHARLES S & MARLA J 370 EAST MOUNTAIN RD WESTFIELD MA 01085						Description	Code	Appraised	Assessed								
						RESIDENTL	1010	610,500	610,500								
						RES LND	1010	224,500	224,500								
SUPPLEMENTAL DATA																	
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_280275_794564				Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		835,000	835,000								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIGNATARE CHARLES S & MARLA J			0607 0814	06-16-1993	U	I	85,000	1J	Year	Code	Assessed	Year	Code	Assessed			
PIGNATARE CHARLES S & M			00482 0087	08-21-1987	Q	I	163,485	00	2023	1010	579,500	2022	1010	416,300			
ROSSI CONSTRUCTION CORP			00447 0809	05-08-1986	Q	V	31,500	00		1010	275,200		1010	289,600			
PRICE DR HENRY			00342 0028	11-01-1977			0		Total		854,700	Total		705,900			
Total		0.00		Total		679,800		Total		679,800		Total		679,800			
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											
0030																	
NOTES												Appraised Bldg. Value (Card)				610,500	
LOT 14 EDG WDLDS CF 163												Appraised Xf (B) Value (Bldg)				0	
												Appraised Ob (B) Value (Bldg)				0	
												Appraised Land Value (Bldg)				224,500	
												Special Land Value				0	
												Total Appraised Parcel Value				835,000	
												Valuation Method				C	
												Total Appraised Parcel Value				835,000	
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
2012-401	06-08-2012	RA	Res Add/Alter					SHINGLE ROOF				09-19-2022	EH		6	01	Cyclical Reinspection
												06-06-2022	DM			11	Field Review
												05-17-2017	AU			11	Field Review
												11-17-2011	RK			11	Field Review
												07-10-2007	EP			11	Field Review
												09-11-2000	WP			43	Cyclical Reinspection
												04-19-1988					
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		0.100 AC	34,000.00	1.00000	0	1.00	0030	0.700					23,800	2,400
Total Card Land Units					0.60 AC	Parcel Total Land Area					0.60	Total Land Value					224,500

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					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	03	Hot Air-no Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
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		718,264			
Year Built		1987			
Effective Year Built		2007			
Depreciation Code		A			
Remodel Rating					
Year Remodeled		15			
Depreciation %		0			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		85			
Pcnt Good		610,500			
Cns Sect Rcnd					
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
BAS	First Floor	1,004	1,004	1,004	448.84	450,639
CTH	Cath Cing	0	378	19	22.56	8,528
FSP	Porch, Screen, Finished	0	120	30	112.21	13,465
TQS	Three Quarter Story	446	594	446	337.01	200,184
UOP	Porch, Open, Unfinished	0	16	2	56.11	898
UST	Utility, Storage, Unfinished	0	64	29	203.38	13,016
WDK	Deck, Wood	0	576	58	45.20	26,033
Ttl Gross Liv / Lease Area		1,450	2,752	1,588		712,763

