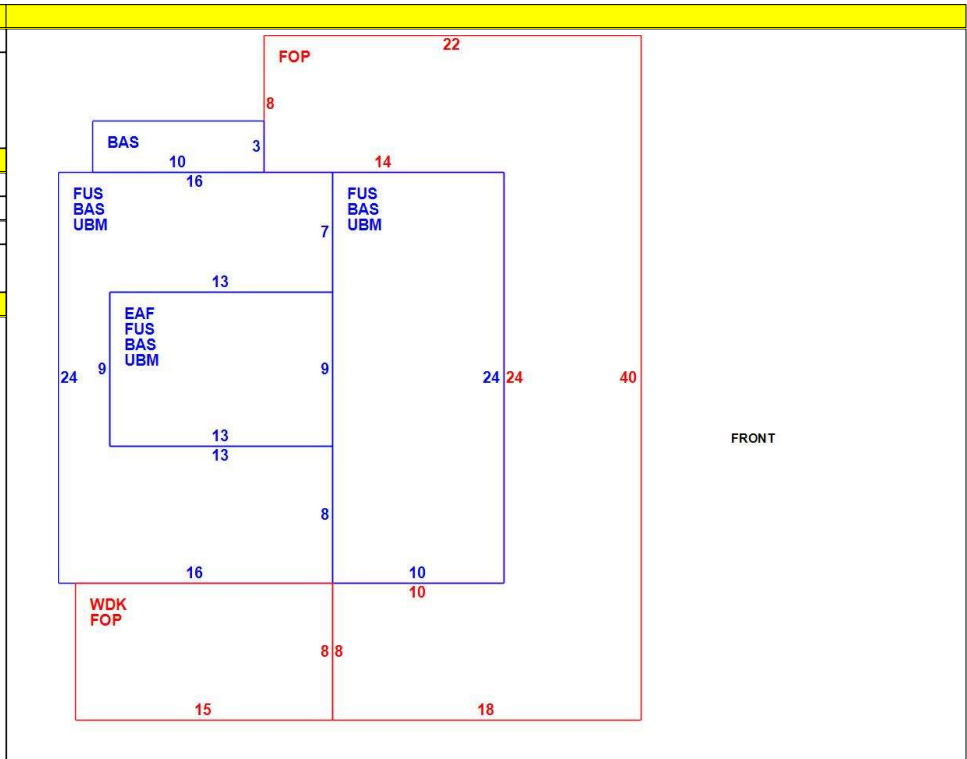


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
ROLFE MARC ROLFE SHAUNA 48 CANDLEWOOD DR			3 Public Sewer			Description	Code	Appraised	Assessed							
TOPSFIELD MA 02539		<b>SUPPLEMENTAL DATA</b>				RESIDENTL	1090	1,306,800	1,306,800	<b>VISION</b>						
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_279625_793910		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		RES LND	1090	419,200	419,200									
						Total		1,726,000	1,726,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROLFE MARC		1557 719	12-23-2020	Q	I	1,500,000	00	Year	Code	Assessed	Year	Code	Assessed			
MOLTA DEAN & SILVIA		1405 0708	05-16-2016	U	I	550,000	1	2023	1090	1,278,100	2022	1090	891,800			
PERETZ LIMORE		0780 0109	11-01-1999	U	I	360,000	1		1090	380,300		1090	361,200			
OCONNELL KARA ANN		0696 0374	03-14-1997	Q	I	190,000	00									
SPRAGUE GERALD		0319 0159	07-26-1974			0		Total		1,658,400	Total		1,253,000			
						Total			Total			Total		851,800		
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								<b>APPRAISED VALUE SUMMARY</b>								
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)			1,305,400								
0030					Appraised Xf (B) Value (Bldg)			0								
					Appraised Ob (B) Value (Bldg)			1,400								
					Appraised Land Value (Bldg)			419,200								
					Special Land Value			0								
					Total Appraised Parcel Value			1,726,000								
					Valuation Method			C								
					Total Appraised Parcel Value			1,726,000								
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		
2023-561	04-12-2023	RA	Res Add/Alter			0		BUILD FSP	06-07-2022	DM			11	Field Review		
2023-529	04-06-2023	RA	Res Add/Alter	3,000				INSULATION	09-11-2018	EP			01	Cyclical Reinspection		
2023-508	04-05-2023	RA	Res Add/Alter	8,000				REPLACE WINDOWS & SIDI	05-16-2017	AU			11	Field Review		
2017-535	04-19-2017	RA	Res Add/Alter	2,200		0		REPLACE EXISITING PORC	11-16-2011	RK			11	Field Review		
2017-508	03-29-2017	RA	Res Add/Alter	10,800		0		SHINGLE ROOF & SIDEWAL	10-28-2010	EP			01	Cyclical Reinspection		
									10-26-2010	EP			01	Cyclical Reinspection		
									12-22-2009	EP			01	Cyclical Reinspection		
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	1090	MULTI HSES	R60		42,400 SF	9.42	1.00000	3	1.00	0040	1.050			9.89	419,200	
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			419,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	2.5	2 1/2 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			1,222,562		
Year Built			1984		
Effective Year Built			2019		
Depreciation Code			R		
Remodel Rating					
Year Remodeled			2017		
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnld			1,185,900		
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
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700

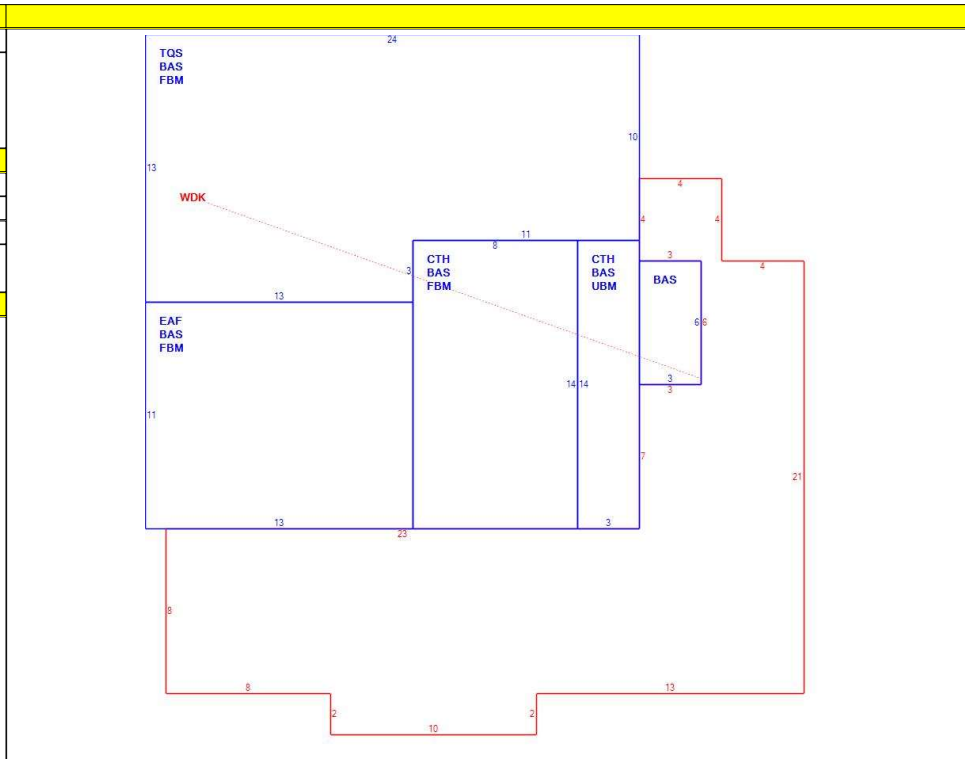
**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	654	654	654	767.58	501,997
EAF	Attic, Expansion, Finished	41	117	41	268.98	31,471
FOP	Porch, Open, Finished	0	632	126	153.03	96,715
FUS	Upper Story, Finished	624	624	624	767.58	478,970
UBM	Basement, Unfinished	0	624	125	153.76	95,948
WDK	Deck, Wood	0	120	12	76.76	9,211
Ttl Gross Liv / Lease Area		1,319	2,771	1,582		1,214,312



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>						
ROLFE MARC			3 Public Sewer			Description	Code	Appraised	Assessed							
ROLFE SHAUNA						RESIDENTL	1090	1,306,800	1,306,800							
48 CANDLEWOOD DR						RES LND	1090	419,200	419,200							
SUPPLEMENTAL DATA																
TOPSFIELD MA 02539		Alt Prcl ID	Restriction													
		PLN#/Rec	Hist Distrct													
		Lot#	Other Note													
		Plan Notes	UC-Misc 1													
		Plan Notes	UC-Misc 2													
		Plan Notes														
		GIS ID	M_279625_793910		Assoc Pid#											
						Total		1,726,000	1,726,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROLFE MARC		1557 719	12-23-2020	Q	I	1,500,000	00	Year	Code	Assessed	Year	Code	Assessed			
MOLTA DEAN & SILVIA		1405 0708	05-16-2016	U	I	550,000	1	2023	1090	1,278,100	2022	1090	891,800			
PERETZ LIMORE		0780 0109	11-01-1999	U	I	360,000	1		1090	380,300		1090	361,200			
OCONNELL KARA ANN		0696 0374	03-14-1997	Q	I	190,000	00									
SPRAGUE GERALD		0319 0159	07-26-1974			0										
						Total		1,658,400	Total	1,253,000	Total	851,800				
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B	Tracing		Batch										
0030																
NOTES																
GUEST HOUSE																
						Appraised Bldg. Value (Card)						1,305,400				
						Appraised Xf (B) Value (Bldg)						0				
						Appraised Ob (B) Value (Bldg)						1,400				
						Appraised Land Value (Bldg)						419,200				
						Special Land Value						0				
						Total Appraised Parcel Value						1,726,000				
						Valuation Method						C				
						Total Appraised Parcel Value						1,726,000				
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		
									04-22-2021	EH			01	Cyclical Reinspection		
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	
2	1090	MULTI HSES	R60		0 SF	57.18	1.00000	3	1.00	0040	1.050			60.04	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.97	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02				
Kitchen Style:	02				
			<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		123,198			
Year Built		1984			
Effective Year Built		2019			
Depreciation Code		R			
Remodel Rating					
Year Remodeled		2017			
Depreciation %		3			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		97			
Cns Sect Rcnld		119,500			
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
ODP	OUTDOOR PL	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	594	594	594	103.14	61,265
CTH	Cath Cing	0	154	8	5.36	825
EAF	Attic, Expansion, Finished	50	143	50	36.06	5,157
FBM	Basement, Finished	0	534	240	46.36	24,754
TQS	Three Quarter Story	209	279	209	77.26	21,556
UBM	Basement, Unfinished	0	42	8	19.65	825
WDK	Deck, Wood	0	370	37	10.31	3,816
Ttl Gross Liv / Lease Area		853	2,116	1,146		118,198

