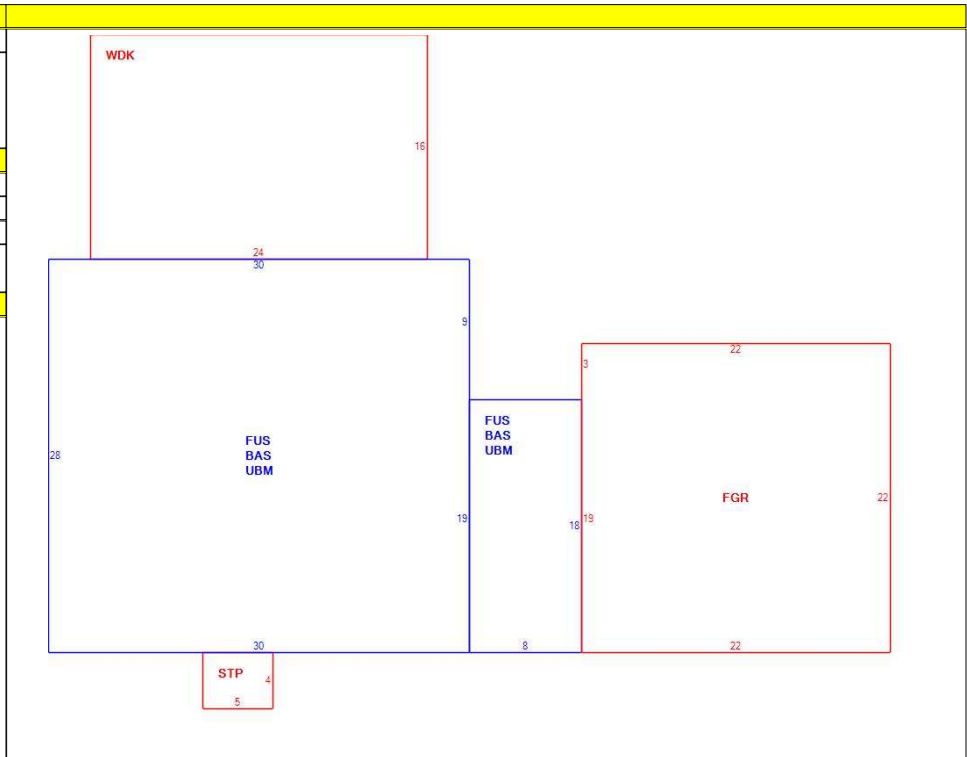


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
SMITH TYRONE E MURSALIN SMITH BEBE R 1224 MORTON ST			3 Public Sewer			Description	Code	Appraised	Assessed						
MATTAPAN MA 02126		SUPPLEMENTAL DATA				RESIDENTL	1010	616,500	616,500	VISION					
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_279682_793897		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		RES LND	1010	416,200	416,200								
						Total		1,032,700	1,032,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SMITH TYRONE E		1637 0995	10-06-2022	Q	I	1,220,000	00	Year	Code	Assessed	Year	Code	Assessed		
BRABYN ROBERT L		0609 0728	07-12-1993	Q	I	165,000	00	2023	1010	628,000	2022	1010	466,700		
FROST FLORA A & STEVEN C		0534 0587	01-19-1990	U	I	1	1A		1010	377,500		1010	358,700		
WILLOUGHBY FLORA A		00465 0223	12-31-1986	Q	V	60,000	00					2021	1010	466,700	
CHICKOSKY RONALD K		00437 0643	11-21-1985	Q	V	30,000	00					2021	1010	326,200	
						Total		1,005,500	Total		825,400	Total		792,900	
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)			612,900							
0030					Appraised Xf (B) Value (Bldg)			3,600							
					Appraised Ob (B) Value (Bldg)			0							
					Appraised Land Value (Bldg)			416,200							
					Special Land Value			0							
					Total Appraised Parcel Value			1,032,700							
					Valuation Method			C							
					Total Appraised Parcel Value			1,032,700							
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	
2023-533	04-07-2023	RA	Res Add/Alter	70,000		0		CONSTRUCT A 14 X 30 FIBE INSULATION UPGRADE	09-20-2022	EH		6	01	Cyclical Reinspection	
2023-448	03-07-2023	RA	Res Add/Alter	5,816		0			06-07-2022	DM				11	Field Review
									05-16-2017	AU				11	Field Review
									11-16-2011	RK				11	Field Review
									07-17-2007	EP				51	Cyclical Reinspection
									09-18-2000	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	R60		41,680 SF	9.51	1.00000	3	1.00	0040	1.050			9.98	416,200
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			416,200

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					
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	05	Vinyl/Asph Tile			
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	5				
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			680,947		
Year Built			1987		
Effective Year Built			2012		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			10		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			90		
Cns Sect Rcnd			612,900		
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
FPL3	FPL MSNRY 2	B	1	4000.00	2006		90		0.00	3,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	984	984	984	282.70	278,177
FGR	Garage	0	484	194	113.31	54,844
FUS	Upper Story, Finished	984	984	984	282.70	278,177
STP	Stoop	0	20	2	28.27	565
UBM	Basement, Unfinished	0	984	197	56.60	55,692
WDK	Deck, Wood	0	384	38	27.98	10,743
Ttl Gross Liv / Lease Area		1,968	3,840	2,399		678,198

