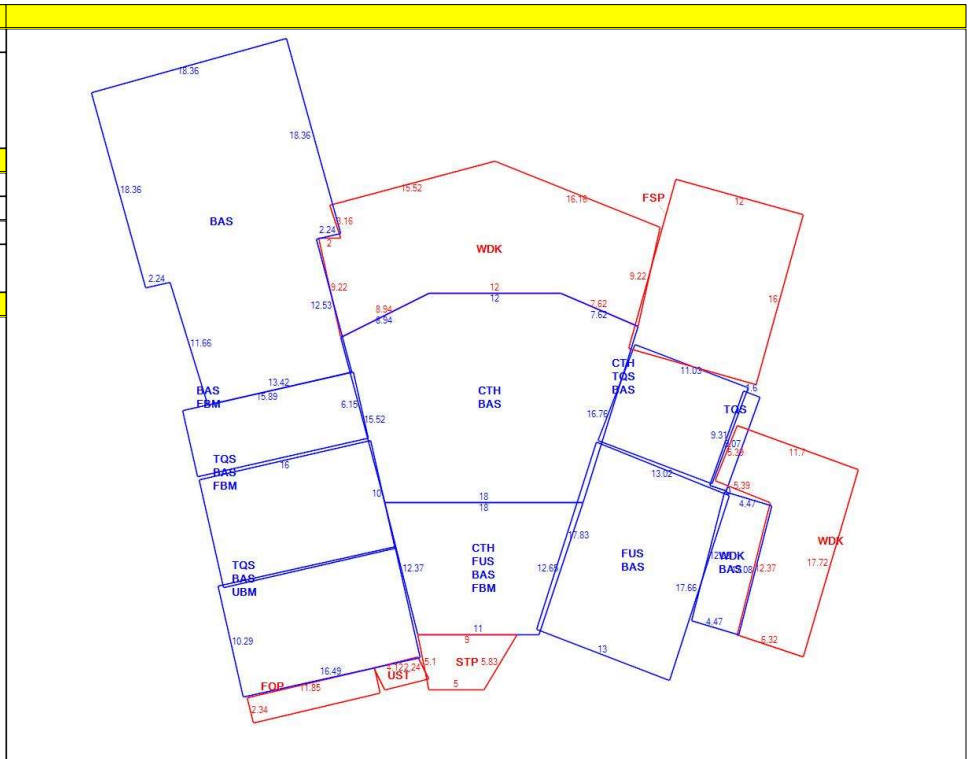


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
ROOVER TOBY ----TRS			2 Public Water			Description	Code	Appraised	Assessed							
ROOVER CHARLES A ---TRS						RESIDENTL	1010	1,406,800	1,406,800							
77 OLD COLONY RD		SUPPLEMENTAL DATA				RES LND	1010	572,400	572,400							
WELLESLEY MA 02481		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2		Total		1,979,200	1,979,200							
GIS ID M_280754_793927		Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROOVER TOBY ----TRS		1483 0742	12-11-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROOVER TOBY		0682 0156	07-25-1996	U	I	1	1A	2023	1010	1,335,600	2022	1010	1,018,400	2021	1010	1,018,400
ROOVER CHARLES & TOBY		00436 0736	11-04-1985	U	V	1	1		1010	590,800		1010	590,500		1010	509,400
WALLACE THOMAS C TRS		00417 0066	07-06-1984	U	V	656,180	1	Total		1,926,400	Total		1,608,900	Total		1,527,800
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	APPRAISED VALUE SUMMARY							
Total			0.00					Appraised Bldg. Value (Card)				1,402,900				
						Appraised Xf (B) Value (Bldg)				1,700						
						Appraised Ob (B) Value (Bldg)				2,200						
						Appraised Land Value (Bldg)				572,400						
						Special Land Value				0						
						Total Appraised Parcel Value				1,979,200						
						Valuation Method				C						
						Total Appraised Parcel Value				1,979,200						
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		
286	01-01-2000	AD	Addition					SFR ADDITION	09-21-2022	EH		6	01	Cyclical Reinspection		
									06-07-2022	DM			11	Field Review		
									05-17-2017	AU			11	Field Review		
									11-17-2011	RK			11	Field Review		
									07-14-2011	EP			00	Measur+Listed		
									07-01-2011	EP			01	Cyclical Reinspection		
									03-24-2009	EP			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	5	1.00	0050	1.800			26.23	571,200	
1	1010	SINGL FAM M-0	R20		0.020 AC	34,000.00	1.00000	0	1.00	0050	1.800			61,200	1,200	
Total Card Land Units					0.52 AC	Parcel Total Land Area					0.52	Total Land Value			572,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	06	Good			
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:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:					
Total Half Baths	3				
Total Xtra Fixtrs	1				
Total Rooms:					
Bath Style:					
Kitchen Style:					
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			1,650,494		
Year Built			1985		
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 Rcnld			1,402,900		
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
FPL	MTL-WD C/PI	B	1	2000.00	2006		85		0.00	1,700
SHD1	SHED FRAME	L	96	16.00	1999		100		0.00	1,500
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	1,908	1,908	1,908	540.19	1,030,683
CTH	Cath Cing	0	694	35	27.24	18,907
FBM	Basement, Finished	0	432	194	242.59	104,797
FOP	Porch, Open, Finished	0	28	6	115.76	3,241
FSP	Porch, Screen, Finished	0	192	48	135.05	25,929
FUS	Upper Story, Finished	404	404	404	540.19	218,237
STP	Stoop	0	35	4	61.74	2,161
TQS	Three Quarter Story	335	447	335	404.84	180,964
UBM	Basement, Unfinished	0	170	34	108.04	18,366
UST	Utility Storage Unfinished	0	9	4	240.08	2,161
Ttl Gross Liv / Lease Area		2,647	4,831	3,023		1,632,996



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION							
ROOVER TOBY ----TRS			2 Public Water			Description	Code	Appraised	Assessed								
ROOVER CHARLES A ---TRS						RESIDENTL	1010	1,406,800	1,406,800								
77 OLD COLONY RD						RES LND	1010	572,400	572,400								
SUPPLEMENTAL DATA																	
WELLESLEY MA 02481		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_280754_793927		Restriction Hist District Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#													
						Total		1,979,200	1,979,200								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
									Year	Code	Assessed	Year	Code	Assessed			
									2023	1010	1,335,600	2022	1010	1,018,400			
										1010	590,800		1010	590,500			
									Total		1,926,400	Total		1,608,900			
									Total		1,527,800	Total		1,527,800			
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														
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch									
0050																	
NOTES																	
												Appraised Bldg. Value (Card)			1,402,900		
												Appraised Xf (B) Value (Bldg)			1,700		
												Appraised Ob (B) Value (Bldg)			2,200		
												Appraised Land Value (Bldg)			572,400		
												Special Land Value			0		
												Total Appraised Parcel Value			1,979,200		
												Valuation Method			C		
												Total Appraised Parcel Value			1,979,200		
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			
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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		
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Total Rooms:											
Bath Style:											
Kitchen Style:											
CONDO DATA						COST / MARKET VALUATION					
Parcel Id		C		Owne		0.0					
		B		S							
Adjust Type	Code	Description		Factor%							
Condo Flr											
Condo Unit											
Building Value New											
Year Built											
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Remodel Rating											
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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					
WDK	Deck, Wood	0	512	51	53.81	27,550					
Ttl Gross Liv / Lease Area											