

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
SIZE CHIA-MING & JUDITH M 44 PINCKNEY ST BOSTON MA 02114				9 Town Street		Description	Code	Appraised	Assessed							
				1 Paved		RESIDENTL	1010	611,800	611,800							
SUPPLEMENTAL DATA						RES LND	1010	1,782,200	1,782,200							
Alt Prcl ID		Restriction		Hist Distrct		Other Note		UC-Misc 1		UC-Misc 2						
PLN#/Rec		CF66 SZE 2/2/73		Assoc Pid#		Total		2,394,000		2,394,000						
Lot#		LOTS 1,2,3, & 6														
Plan Notes																
Plan Notes																
Plan Notes																
GIS ID		M_281094_792889														
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SIZE CHIA-MING & JUDITH M			00305	0284	06-01-1973			0	Year	Code	Assessed	Year	Code	Assessed		
									2023	1010	598,400	2022	1010	550,700	2021	1010
									1010	1,901,500		1010	1,555,800	2021	1010	1,425,200
									Total	2,499,900	Total	2,106,500	Total	1,975,900		
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)						609,200
0040										Appraised Xf (B) Value (Bldg)						1,200
										Appraised Ob (B) Value (Bldg)						1,400
										Appraised Land Value (Bldg)						1,782,200
										Special Land Value						0
										Total Appraised Parcel Value						2,394,000
										Valuation Method						C
										Total Appraised Parcel Value						2,394,000
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	
296-2010	05-13-2011	CO	CO ISSUED					GAR WITH STUDIO ABOVE A		10-03-2022	EH		6	01	Cyclical Reinspection	
2010-296	06-28-2010	RA	Res Add/Alter					ADDITION TO GARAGE /STU		05-16-2017	DM			11	Field Review	
										12-02-2011	DM			11	Field Review	
										05-24-2011	EP			00	Measur+Listed	
										03-05-2009	EP			11	Field Review	
										10-13-2000	WP			43	Cyclical Reinspection	
										03-11-1981						
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	4	1.00	0050	1.800				26.23	571,200
1	1010	SINGL FAM M-0	R20		19.700 AC	34,000.00	1.00000	0	1.00	0050	1.800				61,200	1,205,600
1	1010	SINGL FAM M-0	R20		3.000 AC	1,000.00	1.00000	0	1.00	0050	1.800				1,800	5,400
Total Card Land Units					23.20	AC	Parcel Total Land Area				23.20			Total Land Value	1,782,200	

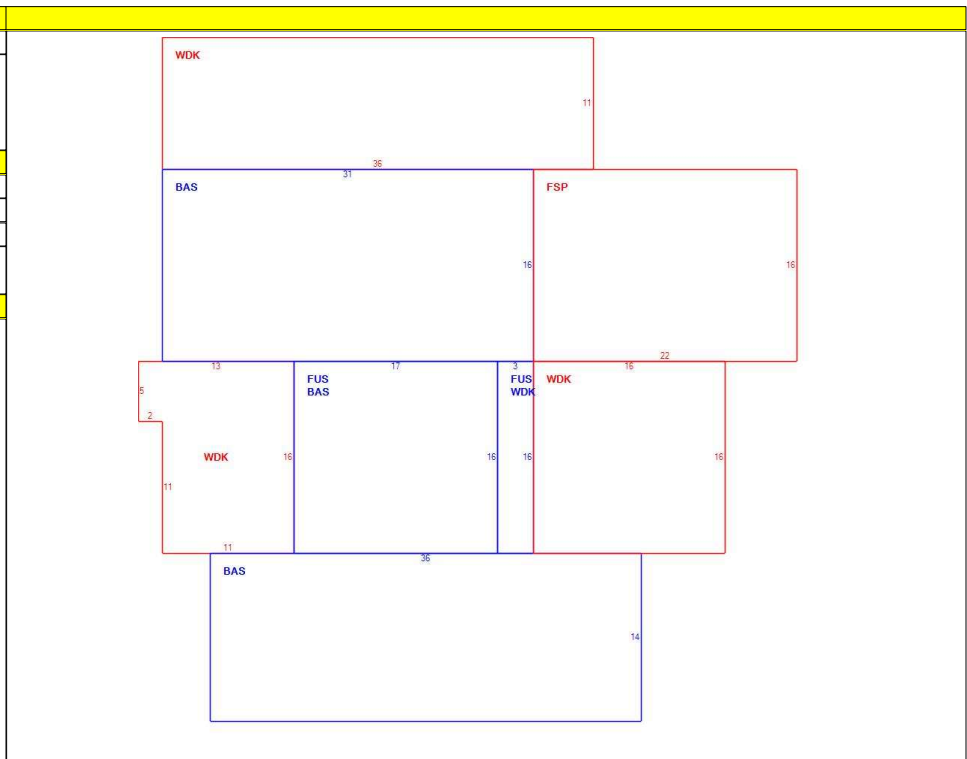
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	02	Shed			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	15	Quarry Tile			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	9				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			Building Value New		802,003
			Year Built		1974
			Effective Year Built		2002
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		20
			Functional Obsol		19
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		61
			Cns Sect Rcnd		489,200
			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		61		0.00	1,200
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700

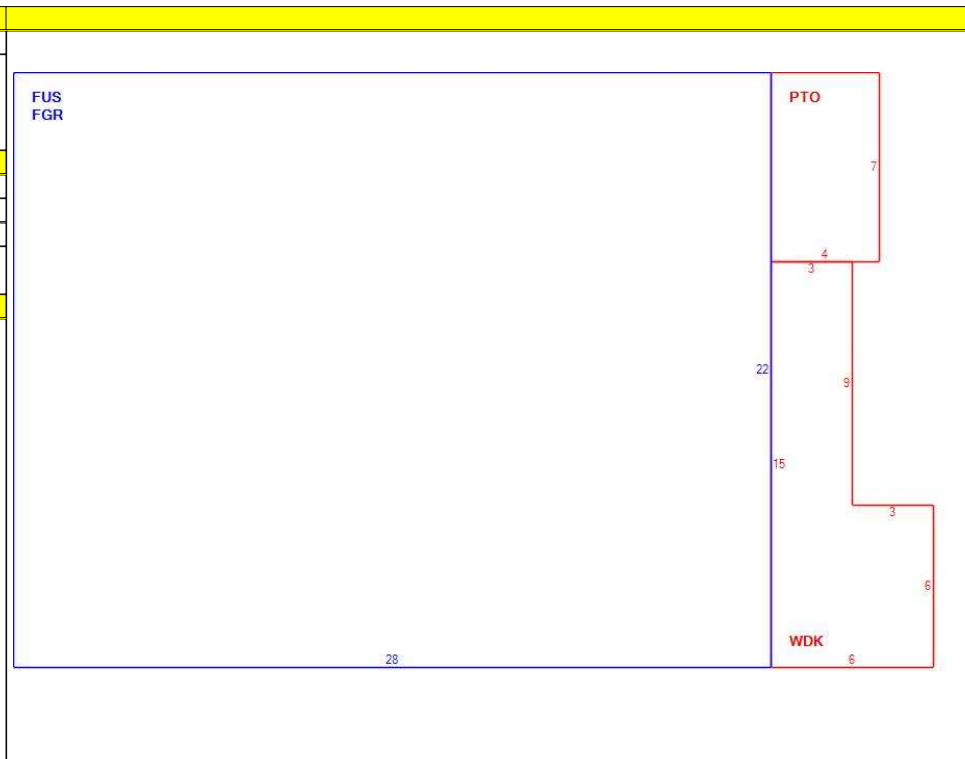
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,272	1,272	1,272	453.37	576,680
FSP	Porch, Screen, Finished	0	352	88	113.34	39,896
FUS	Upper Story, Finished	320	320	320	453.37	145,077
WDK	Deck, Wood	0	886	89	45.54	40,349
Ttl Gross Liv / Lease Area		1,592	2,830	1,769		802,002



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				1 Paved		RESIDENTL	1010	611,800	611,800							
SUPPLEMENTAL DATA						RES LND	1010	1,782,200	1,782,200							
Alt Prcl ID PLN#/Rec CF66 SZE 2/2/73 Lot# LOTS 1,2,3, & 6 Plan Notes Plan Notes Plan Notes GIS ID M_281094_792889				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		Total		2,394,000	2,394,000							
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SIZE CHIA-MING & JUDITH M			00305	0284	06-01-1973			0	Year	Code	Assessed	Year	Code	Assessed		
										2023	1010	598,400	2022	1010	550,700	
										1010	1,901,500		1010	1,555,800		
									Total		2,499,900	Total		2,106,500		
									Total		1,975,900	Total		1,975,900		
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										
0040																
NOTES																
ORIG. GARAGE BUILT 1999 [308 SF]																
											Appraised Bldg. Value (Card)				609,200	
											Appraised Xf (B) Value (Bldg)				1,200	
											Appraised Ob (B) Value (Bldg)				1,400	
											Appraised Land Value (Bldg)				1,782,200	
											Special Land Value				0	
											Total Appraised Parcel Value				2,394,000	
											Valuation Method				C	
											Total Appraised Parcel Value				2,394,000	
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		
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	1010	SINGL FAM M-0			SF	0.00	1.00000		1.00		1.000			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					23.20	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	2				
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	03	Concr-Finished			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms					
Total Bthrms:	0				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	1				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C		Ownr	0.0
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				123,691	
Year Built				2010	
Effective Year Built				2019	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				3	
Functional Obsol					
External Obsol					
Trend Factor				1	
Condition					
Condition %					
Percent Good				97	
Cns Sect Rcnd				120,000	
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	2010		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FGR	Garage	0	616	246	55.45	34,158	
FUS	Upper Story, Finished	616	616	616	138.85	85,533	
PTO	Patio	0	28	3	14.88	417	
WDK	Deck, Wood	0	63	6	13.22	833	
Ttl Gross Liv / Lease Area		616	1,323	871		120,941	

