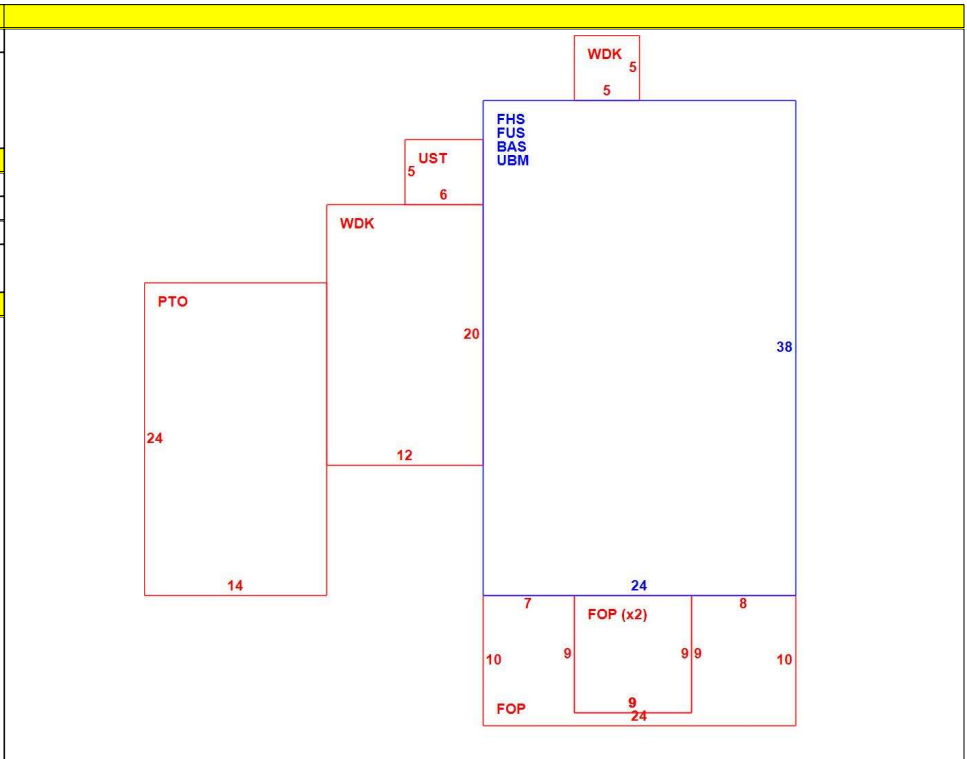


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>							
SANTO WILLIAM R  72 RICHARDS ST  DEDHAM MA 02026			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			RESIDENTL 1090 1,014,000 RES LND 1090 571,200					
			3 Public Sewer	1 Paved													
<b>SUPPLEMENTAL DATA</b>						Total 1,585,200 1,585,200											
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281040_792614			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2  Assoc Pid#														
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SANTO WILLIAM R			1651 0071	03-24-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SANTO WILLIAM R			1365 0013	12-29-2014	Q	I	875,000	00	2023	1090	1,032,900	2022	1090	706,000	2021	1090	706,000
ROBINSON STEPHEN D			0819 0153	01-04-2001	U	V	120,000	1P		1090	589,500		1090	589,500		1090	508,500
WHITNEY CURTIS &			0718 0393	01-14-1998	U	V	55,000	1J	Total 1,622,400 Total 1,295,500 Total 1,214,500								
MCGRATH JF JR & WINCHESTER NC			0274 0293	10-23-1968			0										
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	<b>APPRAISED VALUE SUMMARY</b>								
Total			0.00														
<b>ASSESSING NEIGHBORHOOD</b>											Appraised Bldg. Value (Card)		1,011,400				
Nbhd			Nbhd Name		B	Tracing		Batch		Appraised Xf (B) Value (Bldg)		1,900					
0040										Appraised Ob (B) Value (Bldg)		700					
NOTES											Appraised Land Value (Bldg)		571,200				
S/S MESHACKET RD											Special Land Value		0				
SD OF 28-27 1997											Total Appraised Parcel Value		1,585,200				
LOT 1 FITZGERALD/WHITNEY											Valuation Method		C				
CF 682											Total Appraised Parcel Value		1,585,200				
HOT TUB ON DECK																	
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	
2021-736	04-13-2021	RA	Res Add/Alter	40,000				CONVERT GARAGE TO LIVE			03-20-2018	EP			01	Cyclical Reinspection	
2021-427	12-29-2020	RA	Res Add/Alter	5,000		0		REPLACE ROOFING			05-16-2017	DM			11	Field Review	
2017-506	03-29-2017	RA	Res Add/Alter	19,620		0		2- 10 X 17 DECKS ONE OVE			02-10-2012	EP			11	Field Review	
2017-486	03-17-2017	RA	Res Add/Alter	9,700		0		MINOR REPAIRS			11-18-2011	MM			11	Field Review	
2011-271	04-12-2011	RA	Res Add/Alter					MINOR ALTERATION			03-12-2004	CR			01	Cyclical Reinspection	
											09-18-1978						
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	R20		21,780 SF	14.57	1.00000	4	1.00	0050	1.800					26.23	571,200
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.50	Total Land Value					571,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	2.5	2 1/2 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					
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	1				
Total Xtra Fixtrs					
Total Rooms:	8				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<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			819,576		
Year Built			2001		
Effective Year Built			2017		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			5		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			95		
Cns Sect Rcnd			778,600		
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
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

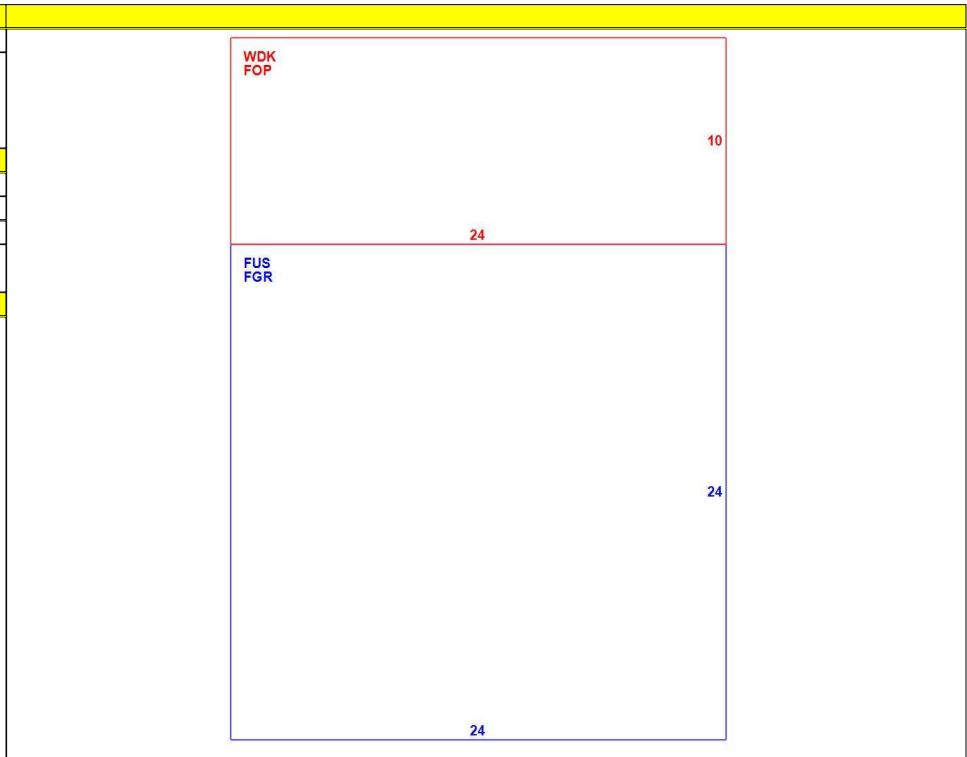
**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	311.64	284,216
FHS	Half Story, Finished	456	912	456	155.82	142,108
FOP	Porch, Open, Finished	0	321	64	62.13	19,945
FUS	Upper Story, Finished	912	912	912	311.64	284,216
PTO	Patio	0	336	34	31.54	10,596
UBM	Basement, Unfinished	0	912	182	62.19	56,718
UST	Utility, Storage, Unfinished	0	30	14	145.43	4,363
WDK	Deck, Wood	0	265	27	31.75	8,414
Ttl Gross Liv / Lease Area		2,280	4,600	2,601		810,576



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>							
SANTO WILLIAM R  72 RICHARDS ST  DEDHAM MA 02026			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed			RESIDENTL 1090 1,014,000 RES LND 1090 571,200					
			3 Public Sewer	1 Paved													
<b>SUPPLEMENTAL DATA</b>						Total 1,585,200 1,585,200											
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_281040_792614			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2  Assoc Pid#														
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SANTO WILLIAM R			1651 0071	03-24-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
SANTO WILLIAM R			1365 0013	12-29-2014	Q	I	875,000	00	2023	1090	1,032,900	2022	1090	706,000			
ROBINSON STEPHEN D			0819 0153	01-04-2001	U	V	120,000	1P		1090	589,500		1090	589,500			
WHITNEY CURTIS &			0718 0393	01-14-1998	U	V	55,000	1J									
MCGRATH JF JR & WINCHESTER NC			0274 0293	10-23-1968			0										
						Total			Total		1,622,400	Total		1,295,500	Total		1,214,500
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											
0040																	
NOTES													Appraised Bldg. Value (Card)			1,011,400	
													Appraised Xf (B) Value (Bldg)			1,900	
													Appraised Ob (B) Value (Bldg)			700	
													Appraised Land Value (Bldg)			571,200	
													Special Land Value			0	
													Total Appraised Parcel Value			1,585,200	
													Valuation Method			C	
													Total Appraised Parcel Value			1,585,200	
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			
									06-27-2022	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	R20		0 SF	0.00	1.00000	0	1.00	0050	1.800			0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.50	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1				
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	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Flr 1	04	Concr Abv Grad			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	1				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			<b>CONDO DATA</b>		
			Parcel Id		C
					Ownr 0.0
					B S
			Adjust Type	Code	Description
			Condo Flr		
			Condo Unit		
			<b>COST / MARKET VALUATION</b>		
			Building Value New		245,023
			Year Built		2001
			Effective Year Built		2017
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			Cns Sect Rcnd		232,800
			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
FPL5	GAS VENTED	B	1	2000.00			95		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	576	230	111.43	64,186
FOP	Porch, Open, Finished	0	240	48	55.81	13,395
FUS	Upper Story, Finished	576	576	576	279.07	160,744
WDK	Deck, Wood	0	240	24	27.91	6,698
Ttl Gross Liv / Lease Area		576	1,632	878		245,023

