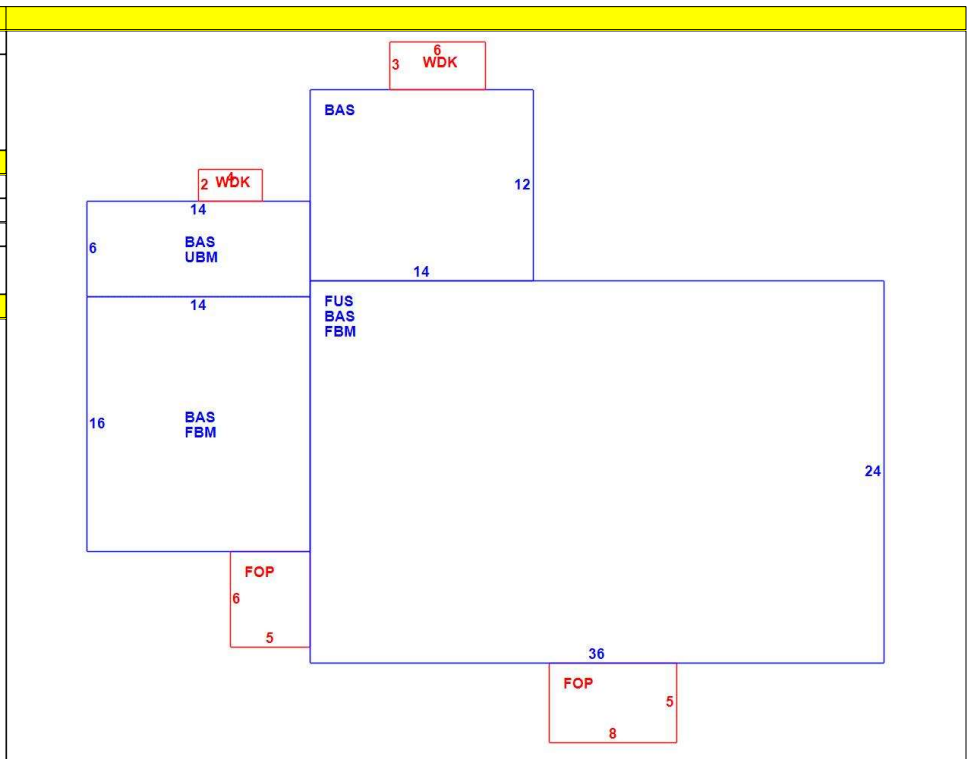


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
CURRIER CHRISTOPHER K NCCARTHY AMY D 11 FAIRLAWN ST NEEDHAM MA 02494			2 Public Water			Description	Code	Appraised	Assessed			RESIDENTL 1010 1,546,100 1,546,100 RES LND 1010 573,600 573,600				
			3 Public Sewer													
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec LOT 91 ISLAND GROVE Lot# Plan Notes Plan Notes Plan Notes GIS ID M_280353_792382		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#				Total		2,119,700	2,119,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CURRIER CHRISTOPHER K		81 117	08-12-2020	Q	I	1,701,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WALCOTT CLIVE A & FURINO NANCY V		0079 0151	10-19-2018	Q	I	755,000	00	2023	1010	1,471,600	2022	1010	1,038,100	2021	1010	795,800
FURINO NANCY V VIBBERTS JOHN D		0052 0277 00030 0203 00024 0183	09-22-1997 12-01-1982 10-01-1978	U Q	I I	1 80,000 0	1A 00		1010	592,200		1010	591,500		1010	510,400
								Total		2,063,800	Total		1,629,600	Total		1,306,200
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																
										Appraised Bldg. Value (Card) 1,474,100						
										Appraised Xf (B) Value (Bldg) 3,900						
										Appraised Ob (B) Value (Bldg) 68,100						
										Appraised Land Value (Bldg) 573,600						
										Special Land Value 0						
										Total Appraised Parcel Value 2,119,700						
										Valuation Method C						
										Total Appraised Parcel Value 2,119,700						
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
696-2019	06-28-2019	CO				0		1 STORY ADDITION			05-18-2022	LS			11	Field Review
660-2019	06-28-2019	CO				0		18X36 INGROUND POOL			04-06-2021	EP			01	Cyclical Reinspection
2019-696	05-17-2019	RA	Res Add/Alter	200,000		0		1 STORY ADDITION			07-16-2020	EP			01	Cyclical Reinspection
2019-660	05-07-2019	RN	Res New Cons	70,000		0		18X36 INGROUND POOL			02-25-2020	EP			01	Cyclical Reinspection
2019-450	02-05-2019	RA	Res Add/Alter	200,000		0		RENO KIT, CONV 2ND FL CL			12-04-2018	EP			01	Cyclical Reinspection
										05-19-2017	DM			11	Field Review	
										12-07-2015	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	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		0.040 AC	34,000.00	1.00000	0	1.00	0050	1.800				61,200	2,400
Total Card Land Units					0.54 AC	Parcel Total Land Area					0.54	Total Land Value				573,600

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:	07	Gambrel			
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:	02	Heat Pump			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	4				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
Bath Style:	03	Modern			
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				1,519,730	
Year Built				1978	
Effective Year Built				2019	
Depreciation Code				R	
Remodel Rating					
Year Remodeled				2019	
Depreciation %				3	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				97	
Cns Sect Rcnd				1,474,100	
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		97		0.00	3,900
SHD1	SHED FRAME	L	48	16.00	1994		50		0.00	400
ODS	OUTDOOR S	L	1	700.00	2019		100		0.00	700
SPL3	INGR GUNITE	L	648	100.00	2019		100		0.00	64,800
PAT2	PATIO-GOOD	L	310	7.00	2019		100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	549.39	736,180
FBM	Basement, Finished	0	1,088	490	247.43	269,200
FOP	Porch, Open, Finished	0	70	14	109.88	7,691
FUS	Upper Story, Finished	864	864	864	549.39	474,671
UBM	Basement, Unfinished	0	84	17	111.19	9,340
WDK	Deck, Wood	0	26	3	63.39	1,648
Ttl Gross Liv / Lease Area		2,204	3,472	2,728		1,498,730

