

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLANAGAN JOHN F JR & OHARA JOHN L 150 DORCHESTER AVE UNIT 404 BOSTON MA 02127-1096			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA VISION
			3 Public Sewer			RESIDENTL	1010	994,800	994,800	
						RES LND	1010	573,600	573,600	
SUPPLEMENTAL DATA						Total		1,568,400	1,568,400	
Alt Prcl ID		Restriction		Hist Distrct						
PLN#/Rec		Other Note		UC-Misc 1						
Lot#		UC-Misc 2								
Plan Notes		Assoc Pid#								
Plan Notes										
Plan Notes										
GIS ID M_279884_792805										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FLANAGAN JOHN F JR & OHARA JOHN L & DOMACK ALLEN A JR & MARIA M ROVERO RICARDO R ROSSI RAYMOND P		0070 0065 0051 0048 00034	0137 0340 0277 0029 0071	11-05-2010 12-22-2006 01-10-1997 10-04-1994 07-12-1985	U Q Q Q Q	I I I I V	1 525,000 168,700 165,000 27,500	1A 00 00 00 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	981,400	2022	1010	662,100	2021	1010	613,200	
									1010	592,200		1010	591,500		1010	510,400	
								Total		1,573,600	Total		1,253,600	Total		1,123,600	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

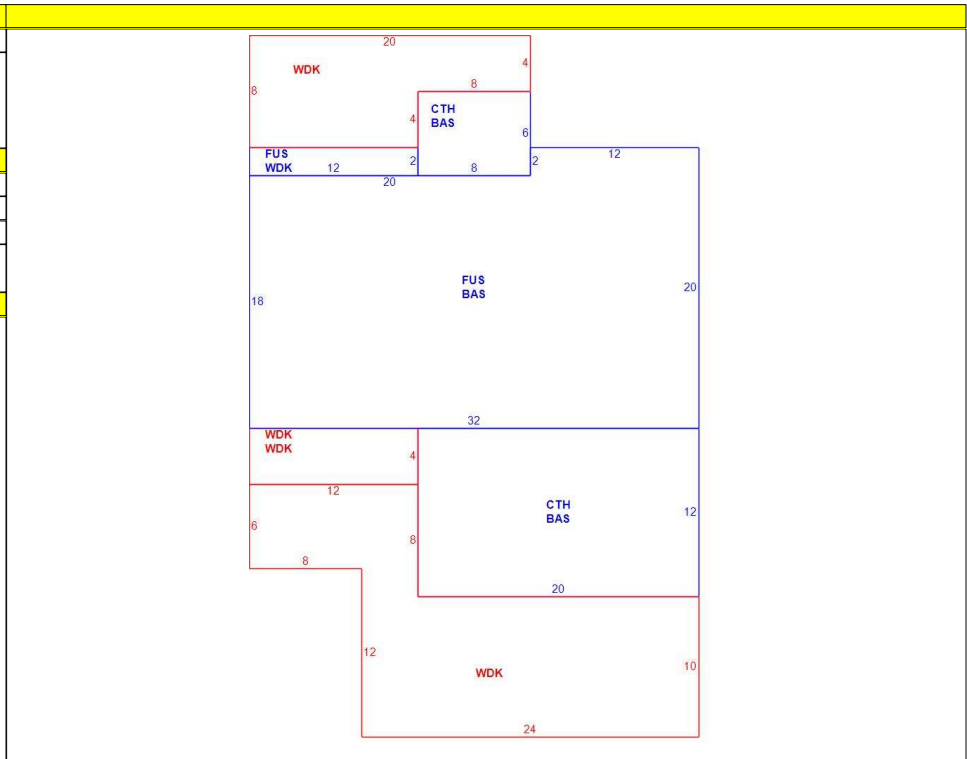
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	974,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	20,500
Appraised Land Value (Bldg)	573,600
Special Land Value	0
Total Appraised Parcel Value	1,568,400
Valuation Method	C
Total Appraised Parcel Value	1,568,400

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
100-2021	06-21-2022	CO	CO ISSUED			0			05-18-2022	LS			11	Field Review
2022-233	11-01-2021	RN	Res New Cons	75,000				SPL	02-18-2022	EH			01	Cyclical Reinspection
2021-100	09-15-2020	RA		25,000		0		CONVERT ARES ABOVE GA	03-08-2019	EP			01	Cyclical Reinspection
2018-111	09-19-2017	RN	Res New Cons	144,243		0		GARAGE 1,155 SF	03-20-2018	EP			00	Measur+Listed
2017-599	05-04-2017	RA	Res Add/Alter	28,769		0		MH DORMER & SHINGLE RO	05-19-2017	DM			11	Field Review
2017-551	04-21-2017	RA	Res Add/Alter	897		0		WEATHERIZ/INSULATION	09-03-2014	EP			01	Cyclical Reinspection
2016-206	10-28-2015	RA	Res Add/Alter	1,000		0		INSULATION	01-12-2006	WP			50	UC Status Inspection

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			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:	04	Above Ave			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	05	Salt Box			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7				
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		749,697			
Year Built		1986			
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 Rcnd		637,200			
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
SHD1	SHED FRAME	L	64	16.00	2005		100		0.00	1,000
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
SPL1	POOL-INGR C	L	200	80.00			100		0.00	16,000
PAT2	PATIO-GOOD	L	400	7.00			100		0.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	888	888	888	470.12	417,465
CTH	Cath Clng	0	288	14	22.85	6,582
FUS	Upper Story, Finished	624	624	624	470.12	293,354
WDK	Deck, Wood	0	568	57	47.18	26,797
Ttl Gross Liv / Lease Area		1,512	2,368	1,583		744,198

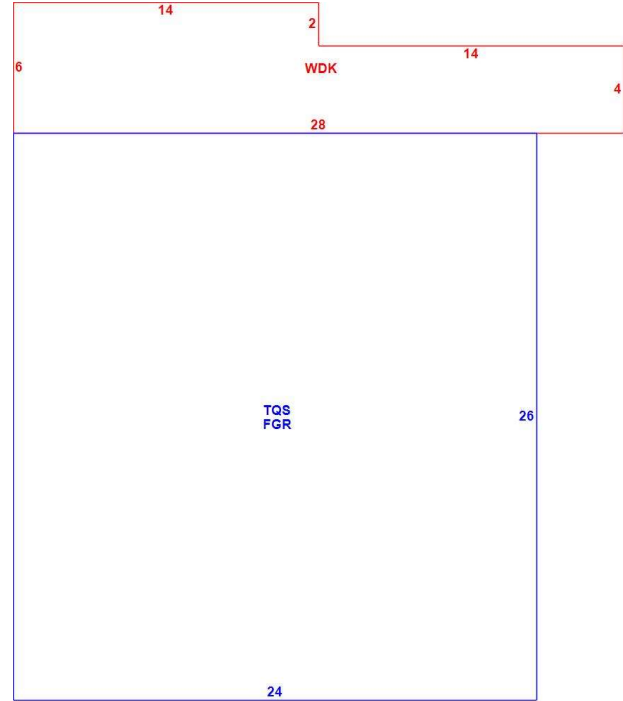


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
FLANAGAN JOHN F JR & OHARA JOHN L 150 DORCHESTER AVE UNIT 404 BOSTON MA 02127-1096			2 Public Water			Description	Code	Appraised	Assessed								
					3 Public Sewer			RESIDENTL	1010	994,800	994,800	VISION					
						RES LND	1010	573,600	573,600								
SUPPLEMENTAL DATA						Total		1,568,400	1,568,400								
Alt Prcl ID		Restriction		Hist Distrct													
PLN#/Rec		Other Note		UC-Misc 1													
Lot#		UC-Misc 2		Assoc Pid#													
Plan Notes																	
Plan Notes																	
Plan Notes																	
GIS ID		M_279884_792805															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FLANAGAN JOHN F JR & OHARA JOHN L & DOMACK ALLEN A JR & MARIA M ROVERO RICARDO R ROSSI RAYMOND P		0070 0065 0051 0048 00034	0137 0340 0277 0029 0071	11-05-2010 12-22-2006 01-10-1997 10-04-1994 07-12-1985	U Q Q Q Q	I I I I V	1 525,000 168,700 165,000 27,500	1A 00 00 00 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	981,400	2022	1010	662,100	2021	1010	613,200	
									1010	592,200		1010	591,500		1010	510,400	
								Total		1,573,600	Total		1,253,600	Total		1,123,600	
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)			974,300									
0040					Appraised Xf (B) Value (Bldg)			0									
					Appraised Ob (B) Value (Bldg)			20,500									
					Appraised Land Value (Bldg)			573,600									
					Special Land Value			0									
					Total Appraised Parcel Value			1,568,400									
					Valuation Method			C									
					Total Appraised Parcel Value			1,568,400									
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			
									07-20-2021	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	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					0.54	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	05	Ave/Good			
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	01	Minim/Masonry			
Interior Wall 2					
Interior Flr 1	02	Minimum/Plywd			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:					

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	340,547
Year Built	2017
Effective Year Built	2021
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	99
Cns Sect Rcnd	337,100
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FGR	Garage	0	624	250	186.39	116,307	
TQS	Three Quarter Story	468	624	468	348.92	217,727	
WDK	Deck, Wood	0	140	14	46.52	6,513	
Ttl Gross Liv / Lease Area		468	1,388	732		340,547	

