

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FRANCOLINI KIMBERLY--TRS			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
			3 Public Sewer			RESIDENTL	1010	1,092,000	1,092,000	
2 COACH RD		<b>SUPPLEMENTAL DATA</b>				RES LND	1010	582,200	582,200	<b>VISION</b>
NORTH GRAFTON MA 01536		Alt Prcl ID	Restriction							
		PLN#/Rec	Hist Distrct							
		Lot#	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2							
		Plan Notes								
		GIS ID	M_280162_792397		Assoc Pid#					
						Total		1,674,200	1,674,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FRANCOLINI KIMBERLY--TRS		0084	0135	09-19-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FRANCOLINI SCOTT A & MACKEY EDWARD & SUSAN		0074	0061	11-19-2013	Q	I	620,000	00	2023	1010	1,030,900	2022	1010	639,700
ALLEN GARY S & FLOOD PAULA		0068	0297	05-22-2009	U	I	610,000	1		1010	601,400		1010	598,300
		0063	0141	12-28-2004	Q	I	555,000	00						
		0054	0279	10-30-1998	Q	I	184,000	00						
						Total		1,632,300	Total		1,238,000	Total		1,110,800

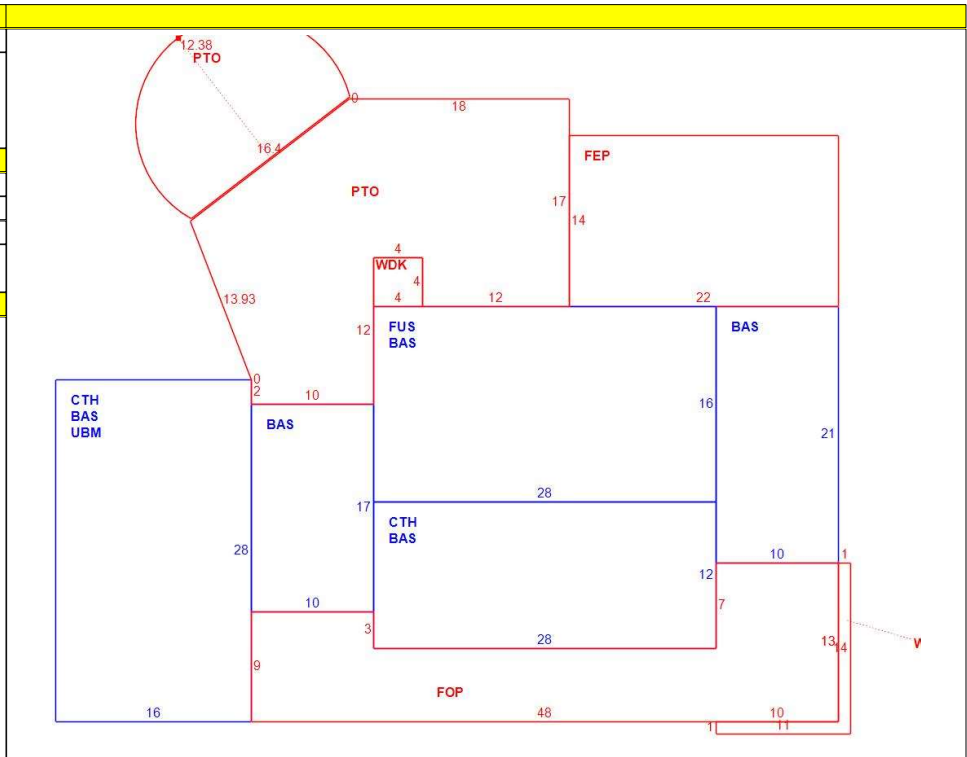
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
Total			0.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	1,050,000	
0040					Appraised Xf (B) Value (Bldg)	1,900	
					Appraised Ob (B) Value (Bldg)	40,100	
					Appraised Land Value (Bldg)	582,200	
					Special Land Value	0	
					Total Appraised Parcel Value	1,674,200	
					Valuation Method	C	
					Total Appraised Parcel Value	1,674,200	

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
536-2021	07-20-2021	CO	CO ISSUED					BLD INGROUND POOL			05-18-2022	LS			11	Field Review
2021-536	02-04-2021	RN	Res New Cons	72,200		0		16 X 24 DETACHED GARAGE			02-25-2022	EH			01	Cyclical Reinspection
2018-524	04-27-2018	RN	Res New Cons	60,000		0		ADD 448SF BDRM 170SF LIB			08-12-2019	EP			01	Cyclical Reinspection
2016-62	08-21-2015	RA	Res Add/Alter	350,000		0		NO SHED SCREENED PORC DECK			07-27-2017	EP			01	Cyclical Reinspection
2006:8	07-08-2005	RA	Res Add/Alter		01-12-2006	100					05-19-2017	DM			11	Field Review
330	01-01-2000	RE	Remodel								08-23-2016	EP			01	Cyclical Reinspection
											12-11-2013	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		0.180	AC	34,000.00	1.00000	0	1.00	0050	1.800		61,200	11,000
Total Card Land Units					0.68	AC	Parcel Total Land Area					0.68	Total Land Value		582,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	1.75				
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	11	Ceram Clay Til			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	03	Luxurious			
<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				1,082,523	
Year Built				1984	
Effective Year Built				2019	
Depreciation Code				R	
Remodel Rating					
Year Remodeled				2015	
Depreciation %				3	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				97	
Cns Sect Rcnld				1,050,000	
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	2008		100		0.00	700
SHD1	SHED FRAME	L	100	16.00	2008		100		0.00	1,600
FPL	MTL-WD C/PI	B	1	2000.00	2013		97		0.00	1,900
FGR5	W/LOFT GOO	L	384	40.00	2018		100		0.00	15,400
PAT2	PATIO-GOOD	L	450	7.00			100		0.00	3,200
SPL1	POOL-INGR C	L	240	80.00			100		0.00	19,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,612	1,612	1,612	418.50	674,622
CTH	Cath Cing	0	784	39	20.82	16,322
FEP	Porch, Enclosed, Finished	0	308	216	293.49	90,396
FOP	Porch, Open, Finished	0	388	78	84.13	32,643
FUS	Upper Story, Finished	448	448	448	418.50	187,488
PTO	Patio	0	708	71	41.97	29,714
UBM	Basement, Unfinished	0	448	90	84.07	37,665
WDK	Deck, Wood	0	40	4	41.85	1,674
Ttl Gross Liv / Lease Area		2,060	4,736	2,558		1,070,524

