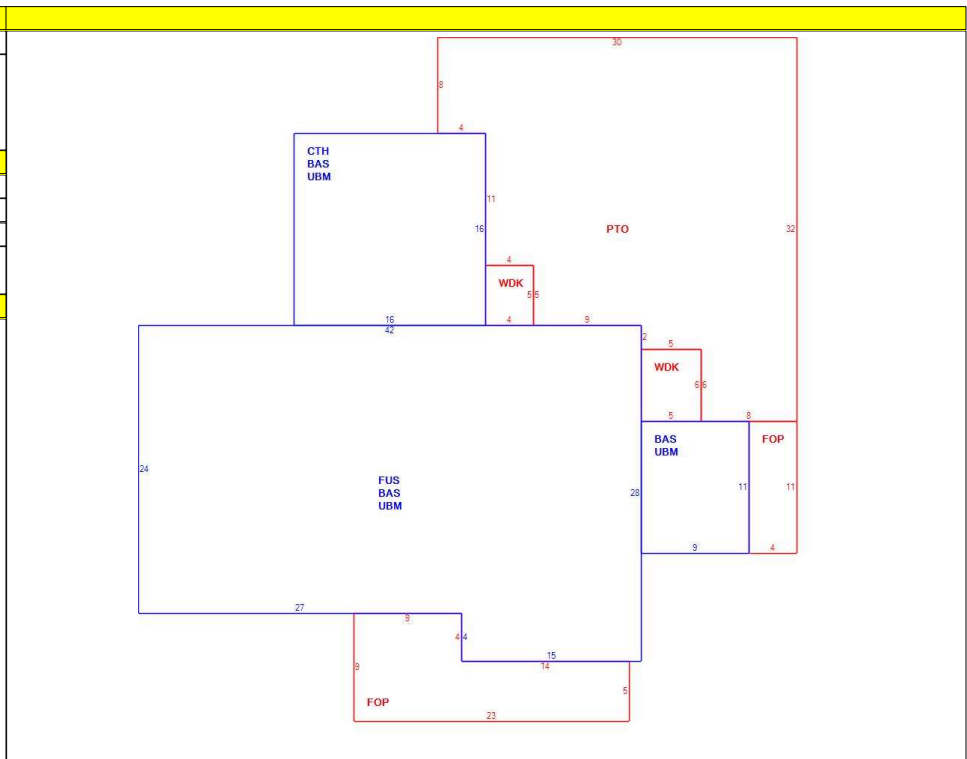


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA  <b>VISION</b>					
COGLIN JAMES W JR & COGLIN KRISTEN L 1 WATKINS LANE  SOUTHBOROUGH MA 01772						Description	Code	Appraised	Assessed								
						RESIDENTL	1010	915,100	915,100								
						RES LND	1010	888,500	888,500								
SUPPLEMENTAL DATA						Total						1,803,600	1,803,600				
Alt Prcl ID	PLN#/Rec	Lot#	Plan Notes	Plan Notes	Plan Notes	Restriction	Hist Distrct	Other Note									
GIS ID	M_281757_792730		Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COGLIN JAMES W JR &	1344	0326	03-24-2014	U	V	420,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
JACOBS HERBERT	1339	0850	01-15-2014	U	V	266,000	1S	2023	1010	932,100	2022	1010	709,600	2021	1010	709,600	
HALL BRIAN-ALEXANDER MCK TRS	0553	0012	02-11-1991	U	V	1	1A		1010	740,700		1010	695,300		1010	604,700	
MONTESI GINO M TRS	00475	0043	06-03-1987	Q	V	92,000	00										
BOLSTER ROBT W & DOROTHY	0318	0524	07-16-1974			0											
Total						1,672,800		Total			1,404,900	Total			1,314,300		
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											
SCHS																	
NOTES																	
LOT 55 EDG EST CF 80																	
Appraised Bldg. Value (Card)												911,100					
Appraised Xf (B) Value (Bldg)												1,900					
Appraised Ob (B) Value (Bldg)												2,100					
Appraised Land Value (Bldg)												888,500					
Special Land Value												0					
Total Appraised Parcel Value												1,803,600					
Valuation Method												C					
Total Appraised Parcel Value												1,803,600					
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	
2024-426	11-29-2023	RN	Res New Cons			0		BUILD FGR			05-24-2022	LS			11	Field Review	
2024-122	08-17-2023	RN	Res New Cons			0		BUILD 16X32 POOL			05-16-2017	MM			11	Field Review	
2024-80	08-16-2023	RA	Res Add/Alter			0		RENO SFR			05-26-2016	EP			50	UC Status Inspection	
460-2014	10-20-2015	CO	CO ISSUED			0		SFR NEW			07-14-2015	EP			00	Measur+Listed	
2014-460	05-16-2014	RN	Res New Cons					SFR 2182 SF			02-06-2015	EP			50	UC Status Inspection	
											10-30-2014	EP			01	Cyclical Reinspection	
											06-24-2014	SER			11	Field Review	
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	5	1.00	0075	2.800				40.8	888,500
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value				888,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
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	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			939,308		
Year Built			2014		
Effective Year Built			2019		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnd			911,100		
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
FPL5	GAS VENTED	B	1	2000.00	2015		97		0.00	1,900
ODS	OUTDOOR S	L	1	700.00	2014		100		0.00	700
SHD1	SHED FRAME	L	100	16.00	2016		90		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,423	1,423	1,423	318.29	452,924
CTH	Cath Cing	0	256	13	16.16	4,138
FOP	Porch, Open, Finished	0	195	39	63.66	12,413
FUS	Upper Story, Finished	1,068	1,068	1,068	318.29	339,932
PTO	Patio	0	710	71	31.83	22,598
UBM	Basement, Unfinished	0	1,423	285	63.75	90,712
WDK	Deck, Wood	0	50	5	31.83	1,591
Ttl Gross Liv / Lease Area		2,491	5,125	2,904		924,308

