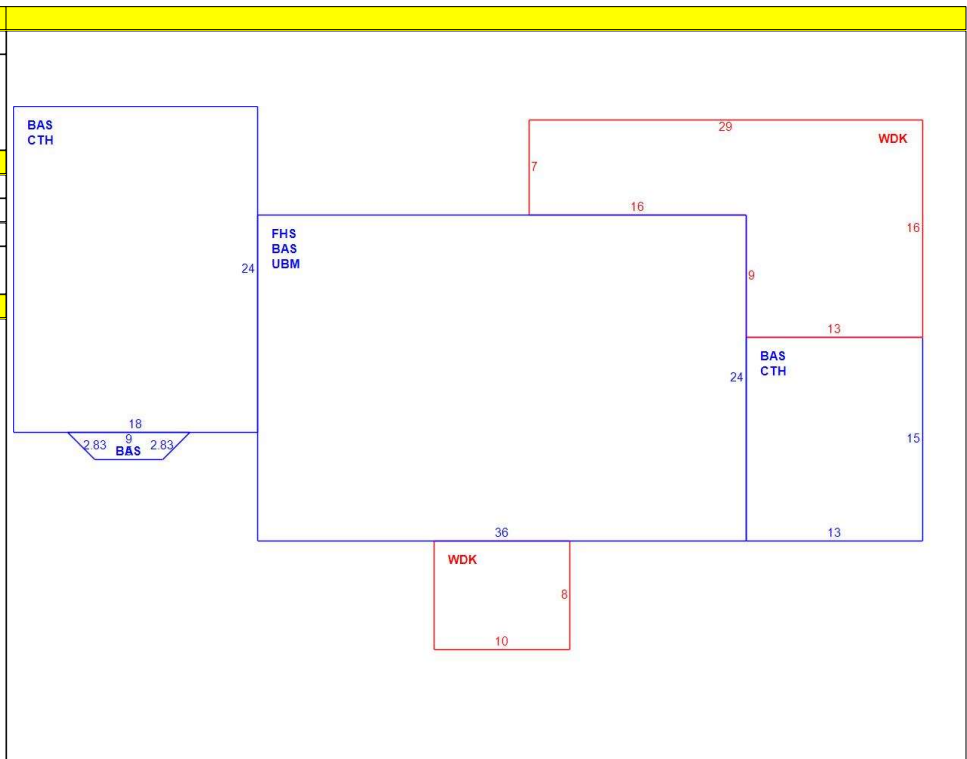


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
COCHRAN CHARLES P JR& COCHRAN TARA O 17 OLD FARM RD		2	Public Water			Description	Code	Appraised	Assessed								
						RESIDENTL RES LND	1010 1010	1,027,700 924,100	1,027,700 924,100								
SUPPLEMENTAL DATA						VISION											
DARIEN CT 06820		Alt Prcl ID PLN#/Rec		Restriction Hist District													
		Lot# Plan Notes Plan Notes Plan Notes		Other Note UC-Misc 1 UC-Misc 2													
		GIS ID M_281983_792751		Assoc Pid#		Total		1,951,800		1,951,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
COCHRAN CHARLES P JR& ECK JOSEPH G & KERRI M FERRY ELIZABETH P TIRPAK M P COTTER ANNE P ZINGG MICHAEL P		0079	0271	02-08-2019	Q	I	1,603,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		0060	0301	01-14-2003	U	I	682,500	1	2023	1010	968,400	2022	1010	612,600	2021	1010	568,200
		001P	0054	07-11-2001	U	I	1	1A		1010	834,600		1010	821,800		1010	750,400
		0053	0065	12-19-1997	Q	I	299,000	00									
		00034	0290	10-30-1985	Q	V	48,000	00									
		Total						1,803,000		Total		1,434,400		Total		1,318,600	
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									
0050																	
NOTES																	
LT 3 LC 39666B																	
												Appraised Bldg. Value (Card) 1,021,300					
												Appraised Xf (B) Value (Bldg) 4,100					
												Appraised Ob (B) Value (Bldg) 2,300					
												Appraised Land Value (Bldg) 924,100					
												Special Land Value 0					
												Total Appraised Parcel Value 1,951,800					
												Valuation Method C					
												Total Appraised Parcel Value 1,951,800					
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			
2004-237	03-17-2004	RN	Res New Cons			100		SHED	05-24-2022	LS			11	Field Review			
252	01-01-2003	NC	New Construct		01-05-2004	100	01-01-2004		12-27-2018	EP			01	Cyclical Reinspection			
00356	05-24-2000	RE	Remodel					CO 10-4-02 SFR ALT	05-16-2017	MM			11	Field Review			
									06-24-2014	SER			11	Field Review			
									11-14-2011	MM			11	Field Review			
									04-07-2005	EP			12	Bldg Permit/Measur/New C			
									02-03-2004	CR			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	5	1.00	0065	2.750		40.07	872,700		
1	1010	SINGL FAM M-0	R20		0.550	AC	34,000.00	1.00000	0	1.00	0065	2.750		93,500	51,400		
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value			924,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.5	1 1/2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
			CONDO DATA		
Parcel Id			C	Ownr	0.0
Adjust Type				B	S
Condo Flr					
Condo Unit					
			COST / MARKET VALUATION		
Building Value New					1,075,057
Year Built					1985
Effective Year Built					2017
Depreciation Code					VG
Remodel Rating					
Year Remodeled					
Depreciation %					5
Functional Obsol					0
External Obsol					0
Trend Factor					1
Condition					
Condition %					
Percent Good					95
Cns Sect Rcnd					1,021,300
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
FPL2	FPL MSNRY 1	B	1	3500.00	2011		95		0.00	3,300
FPO	EXTRA FPL O	B	1	800.00	2011		95		0.00	800
SHD1	SHED FRAME	L	140	16.00	2004		70		0.00	1,600
ODS	OUTDOOR S	L	1	700.00	2016		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,505	1,505	1,505	486.50	732,183
CTH	Cath Cing	0	627	31	24.05	15,082
FHS	Half Story, Finished	432	864	432	243.25	210,168
UBM	Basement, Unfinished	0	864	173	97.41	84,165
WDK	Deck, Wood	0	400	40	48.65	19,460
Ttl Gross Liv / Lease Area		1,937	4,260	2,181		1,061,058

