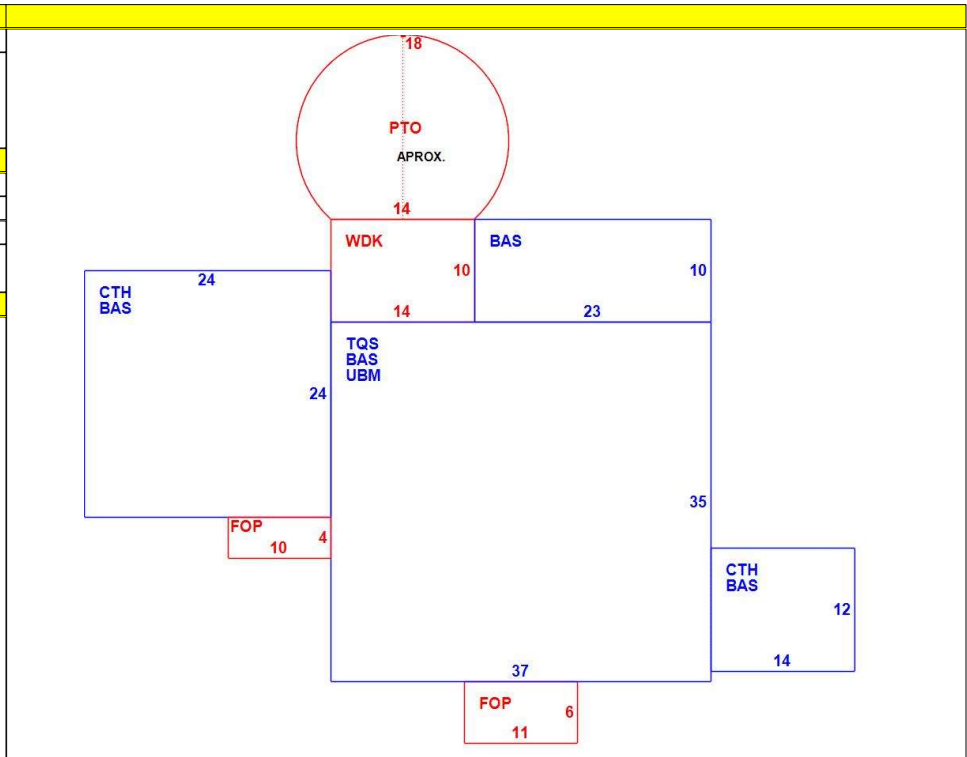


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
COGHLIN CHRISTOPHER J COUGHLIN KIMBERLY A 10 MORNINGSIDE			2 Public Water			Description	Code	Appraised	Assessed							
						RESIDENTL	1010	1,822,800	1,822,800	VISION						
						RES LND	1010	888,600	888,600							
SUPPLEMENTAL DATA																
SHREWSBURY MA 01545		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	Assoc Pid#													
						Total		2,711,400	2,711,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COGHLIN CHRISTOPHER J		80 235	12-24-2019	Q	I	1,900,000	00	Year	Code	Assessed	Year	Code	Assessed			
KATAMEN DEVELOPMENT LLC		0077 0296	04-03-2017	U	I	1,250,000	1	2023	1010	1,466,600	2022	1010	1,048,600			
TAYLOR MARK H		0062 0245	06-29-2004	U	I	1	1A		1010	801,000	2021	1010	797,100			
TAYLOR SUSAN H		0051 0347	03-11-1997	Q	I	315,000	00									
WELDEN MARY T		0040 0389	06-20-1989	Q	I	315,000	00									
						Total		2,582,700	Total	2,003,600	Total	1,774,300				
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																
Nbhd	Nbhd Name	B	Tracing	Batch												
0050																
NOTES																
2017: SUBDIV AFTER SALE																
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		
2021-761	04-21-2021	RN	Res New Cons	75,000				INSTALL 16'X32' INGROUND	05-24-2022	LS			11	Field Review		
2020-659	06-30-2020	RA		300,000		0		GARAGE W/ LIVING SPACE	06-14-2019	EP			01	Cyclical Reinspection		
459-2017	10-04-2018	CO	CO ISSUED			0		SFR RENO/ADDIT	05-11-2018	EP			01	Cyclical Reinspection		
2017-459	03-01-2017	RA	Res Add/Alter	300,000		0		RENO & ADDIT SFR 196 SF	05-16-2017	MM			11	Field Review		
									01-06-2016	EP			01	Cyclical Reinspection		
									06-24-2014	SER			11	Field Review		
									03-04-2009	EP			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	0065	2.750			40.07	872,700	
1	1010	SINGL FAM M-0	R20		0.170 AC	34,000.00	1.00000	0	1.00	0065	2.750			93,500	15,900	
Total Card Land Units					0.67 AC	Parcel Total Land Area					0.67	Total Land Value				888,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	Good			
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	06	Cust Wd Panel			
Interior Flr 1	12	Hardwood			
Interior Flr 2	18	Slate			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	1				
Total Xtra Fixtrs	1				
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				1,414,004	
Year Built				1986	
Effective Year Built				2019	
Depreciation Code				R	
Remodel Rating					
Year Remodeled				2017	
Depreciation %				3	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				97	
Cns Sect Rcnd				1,371,600	
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	2013		97		0.00	3,900
FPO	EXTRA FPL O	B	1	800.00	2013		97		0.00	800
FPL5	GAS VENTED	B	1	2000.00	2013		97		0.00	1,900
ODS	OUTDOOR S	L	1	700.00	2017		100		0.00	700
SPL3	INGR GUNITE	L	612	100.00			100		0.00	61,200
MSC1	HALF COURT	L	1,050	1.00			100		0.00	1,100

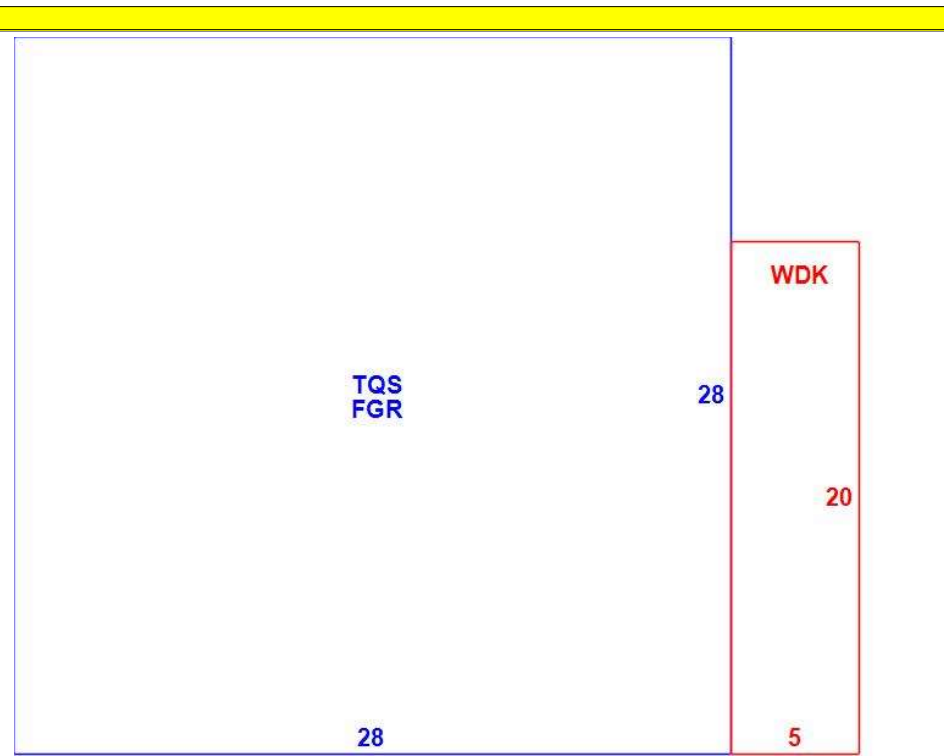
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,269	2,269	2,269	385.45	874,582
CTH	Cath Cing	0	744	37	19.17	14,262
FOP	Porch, Open, Finished	0	106	21	76.36	8,094
PTO	Patio	0	311	31	38.42	11,949
TQS	Three Quarter Story	971	1,295	971	289.01	374,270
UBM	Basement, Unfinished	0	1,295	259	77.09	99,831
WDK	Deck, Wood	0	140	14	38.54	5,396
Ttl Gross Liv / Lease Area		3,240	6,160	3,602		1,388,384



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
COGHLIN CHRISTOPHER J COUGHLIN KIMBERLY A 10 MORNINGSIDE			2 Public Water			Description	Code	Appraised	Assessed							
SHREWSBURY MA 01545						RESIDENTL	1010	1,822,800	1,822,800	VISION						
						RES LND	1010	888,600	888,600							
SUPPLEMENTAL DATA																
Alt Prcl ID		Restriction														
PLN#/Rec LC39666-I FILED 12/15/17		Hist Distrct														
Lot# 29		Other Note														
Plan Notes LC37666-H&C		UC-Misc 1														
Plan Notes		UC-Misc 2														
Plan Notes																
GIS ID M_282069_792772		Assoc Pid#														
						Total		2,711,400	2,711,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COGHLIN CHRISTOPHER J		80 235	12-24-2019	Q	I	1,900,000	00	Year	Code	Assessed	Year	Code	Assessed			
KATAMEN DEVELOPMENT LLC		0077 0296	04-03-2017	U	I	1,250,000	1	2023	1010	1,466,600	2022	1010	1,048,600			
TAYLOR MARK H		0062 0245	06-29-2004	U	I	1	1A		1010	801,000	2021	1010	797,100			
TAYLOR SUSAN H		0051 0347	03-11-1997	Q	I	315,000	00									
WELDEN MARY T		0040 0389	06-20-1989	Q	I	315,000	00									
						Total		2,582,700	Total	2,003,600	Total	1,774,300				
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd	Nbhd Name	B	Tracing	Batch												
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
									05-24-2022	EH			01	Cyclical Reinspection		
									07-07-2021	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		0.00000	0	1.00		1.000				0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.67	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	2				
Occupancy					
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	04	Electric			
Heat Type:	03	Hot Air-no Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths					
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Building Value New		380,895	
Year Built		2020	
Effective Year Built		2022	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		0	
Functional Obsol			
External Obsol			
Trend Factor		1	
Condition			
Condition %			
Percent Good		100	
Cns Sect Rcnd		380,900	
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
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	784	314	167.27	131,141
TQS	Three Quarter Story	588	784	588	313.24	245,577
WDK	Deck, Wood	0	100	10	41.76	4,176
Ttl Gross Liv / Lease Area		588	1,668	912		380,894

