

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WEINBLATT BARBARA S			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
45 WABAN AVE			3 Public Sewer	1 Paved		RESIDENTL	1010	1,311,000	1,311,000
WABAN MA 02468		SUPPLEMENTAL DATA				RES LND	1010	1,132,300	1,132,300
Alt Prcl ID		Restriction			1302 EDGARTOWN, MA <h1 style="text-align: center;">VISION</h1>				
PLN#/Rec LC 13076B		Hist Distrct X							
Lot# 2		Other Note							
Plan Notes		UC-Misc 1							
Plan Notes		UC-Misc 2							
GIS ID M_282049_793468		Assoc Pid#			Total		2,443,300	2,443,300	

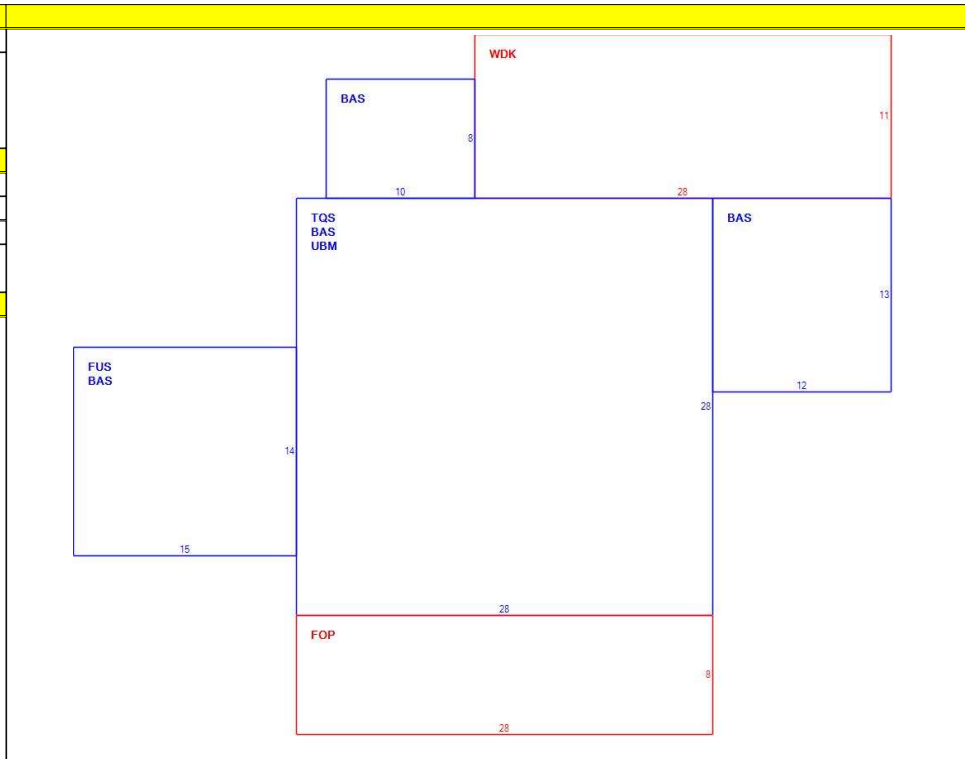
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WEINBLATT BARBARA S		0076	0089	09-25-2015	U	I	1,250,000	1T	Year	Code	Assessed	Year	Code	Assessed			
DEAN JANE K		00027	0083	06-27-1980	Q	I	95,000	00	2023	1010	1,311,000	2022	1010	889,900			
										1010	1,132,300	2021	1010	1,121,700			
									Total		2,443,300	Total		2,007,700	Total		1,956,000

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	<h3 style="text-align: center;">APPRAISED VALUE SUMMARY</h3> Appraised Bldg. Value (Card) 1,304,300 Appraised Xf (B) Value (Bldg) 3,800 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 1,132,300 Special Land Value 0 Total Appraised Parcel Value 2,443,300 Valuation Method C											
Total			0.00																	
		ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch												
0070																				
NOTES																				
OWNER EST SFR AGE AS 1929 NOT 1940																				
2016: OB WDK & ODS ON SHED																				
Total Appraised Parcel Value 2,443,300																				

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
137-2017	06-14-2017	CO	CO ISSUED			0		SFR ALTER MH	06-01-2022	LS			11	Field Review
2017-138	09-21-2016	RA	Res Add/Alter			0		MOVE SHED	05-22-2018	EP			01	Cyclical Reinspection
2017-137	09-21-2016	RA	Res Add/Alter	800,000		0		RENO/ADD MH	07-31-2017	EP			01	Cyclical Reinspection
376-2016	06-14-2016	CO	CO ISSUED			0		SFR ALTER COTTAGE	05-16-2017	MM			11	Field Review
2016-376	01-15-2016	RA	Res Add/Alter	110,000		0		RENO COTTAGE	11-16-2011	MM			11	Field Review
									10-24-2008	EP			01	Cyclical Reinspection
									12-06-2000	WP			43	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	R5		11,970 SF	24.26	1.00000	7	1.00	0080	3.900			94.6	1,132,300		
Total Card Land Units					0.27	AC	Parcel Total Land Area					0.27	Total Land Value				1,132,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	04	Forced Air-Duc			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs	1				
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	03	Luxurious			
CONDO DATA					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New				1,265,387	
Year Built				1929	
Effective Year Built				2016	
Depreciation Code				R	
Remodel Rating					
Year Remodeled				2016	
Depreciation %				5	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition					
Condition %					
Percent Good				95	
Cns Sect Rcnd				1,202,100	
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
SHD1	SHED FRAME	L	64	16.00	1980		90		0.00	900
FPL3	FPL MSNRY 2	B	1	4000.00	2011		95		0.00	3,800
WDK	WOOD DECK	L	32	20.00	2016		100		0.00	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	1,230	1,230	1,230	551.78	678,685
FOP	Porch, Open, Finished	0	224	45	110.85	24,830
FUS	Upper Story, Finished	210	210	210	551.78	115,873
TQS	Three Quarter Story	588	784	588	413.83	324,445
UBM	Basement, Unfinished	0	784	157	110.50	86,629
WDK	Deck, Wood	0	308	31	55.54	17,105
Ttl Gross Liv / Lease Area		2,028	3,540	2,261		1,247,567



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WEINBLATT BARBARA S			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed
45 WABAN AVE			3 Public Sewer	1 Paved		RESIDENTL	1010	1,311,000	1,311,000
WABAN MA 02468		SUPPLEMENTAL DATA				RES LND	1010	1,132,300	1,132,300
		Alt Prcl ID	Restriction		1302 EDGARTOWN, MA <h1 style="text-align: center;">VISION</h1>				
		PLN#/Rec LC 13076B	Hist Distrct X						
		Lot# 2	Other Note						
		Plan Notes	UC-Misc 1						
		Plan Notes	UC-Misc 2						
		Plan Notes			Total 2,443,300 2,443,300				
		GIS ID M_282049_793468	Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WEINBLATT BARBARA S		0076	0089	09-25-2015	U	I	1,250,000	1T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DEAN JANE K		00027	0083	06-27-1980	Q	I	95,000	00	2023	1010	1,311,000	2022	1010	889,900	2021	1010	834,300
										1010	1,132,300		1010	1,117,800		1010	1,121,700
									Total		2,443,300	Total		2,007,700	Total		1,956,000

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)				1,304,300				
0070										Appraised Xf (B) Value (Bldg)				3,800				
										Appraised Ob (B) Value (Bldg)				2,900				
										Appraised Land Value (Bldg)				1,132,300				
										Special Land Value				0				
										Total Appraised Parcel Value				2,443,300				
										Valuation Method				C				
										Total Appraised Parcel Value				2,443,300				

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

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	R5		0 SF	0.00	1.00000	3	1.00	0080	3.900			0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.27	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1				
Occupancy					
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	14	Carpet			
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:	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		105,411			
Year Built		1980			
Effective Year Built		2018			
Depreciation Code		R			
Remodel Rating					
Year Remodeled		2016			
Depreciation %		3			
Functional Obsol					
External Obsol					
Trend Factor		1			
Condition					
Condition %					
Percent Good		97			
Cns Sect Rcnd		102,200			
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					

<p>BAS</p>	<p>CTH BAS</p>
11	11
<p>WDK</p>	<p>22</p>

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	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	440	440	440	228.16	100,391
CTH	Cath Cing	0	220	11	11.41	2,510
WDK	Deck, Wood	0	110	11	22.82	2,510
Ttl Gross Liv / Lease Area		440	770	462		105,411

