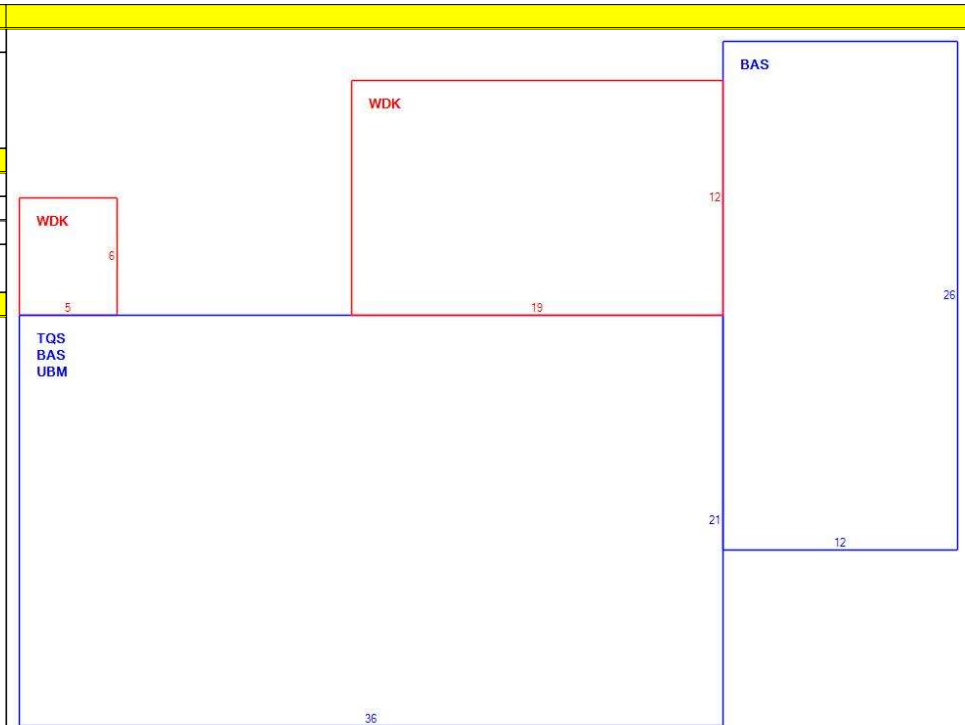


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
MCANDREWS DENNIS C--TRS MCANDREWS ELIZABETH G--TRS 315 UPPER GULPH RD			3 Public Sewer	9 Town Street 1 Paved		Description	Code	Appraised	Assessed			VISION					
WAYNE PA 19087		SUPPLEMENTAL DATA				RESIDENTL RES LND	1090 1090	899,000 1,137,700	899,000 1,137,700	VISION							
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282017_793317		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#						Total 2,036,700	2,036,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCANDREWS DENNIS C--TRS MCANDREWS DENNIS C & OSBORN JOHN W & ELIZABETH		1584 70 0705 0746 0236 0219	06-24-2021 08-07-1997 01-23-1959	U Q	I I	1 221,000 0	1A 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
								2023	1090 1090	899,000 1,137,700	2022	1090 1090	565,200 1,123,100	2021	1090 1090	523,500 1,127,100	
								Total	2,036,700		Total	1,688,300		Total	1,650,600		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00														
		Total	0.00														
ASSESSING NEIGHBORHOOD																	
Nbhd	Nbhd Name	B	Tracing	Batch													
0070																	
NOTES																	
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			
2006:144 138-2003 2003:138	12-03-2005 07-15-2003 07-01-2002	RA NC AD	Res Add/Alter New Construct Addition		01-20-2006 01-27-2003	0 50	01-01-2003	RENO KIT&BATHS SFR DTCHD BDRM	06-01-2022 05-16-2017 09-10-2014 11-16-2011 01-18-2007 01-05-2007 01-20-2006	LS MM EP MM EP WP WP			11 11 01 11 12 50 50	Field Review Field Review Cyclical Reinspection Field Review Bldg Permit/Measur/New C UC Status Inspection UC Status Inspection			
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	1090	MULTI HSES	R20		12,600 SF	23.15	1.00000	6	1.00	0080	3.900			90.29	1,137,700		
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value					1,137,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.75				
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	03	Plastered			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Ownr	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		740,817			
Year Built		1943			
Effective Year Built		1996			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		25			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		75			
Cns Sect Rcnd		555,600			
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	1991		75		0.00	3,000
ODP	OUTDOOR PL	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
BAS	First Floor	1,068	1,068	1,068	405.53	433,104
TQS	Three Quarter Story	567	756	567	304.15	229,934
UBM	Basement, Unfinished	0	756	151	81.00	61,235
WDK	Deck, Wood	0	258	26	40.87	10,544
Ttl Gross Liv / Lease Area		1,635	2,838	1,812		734,817



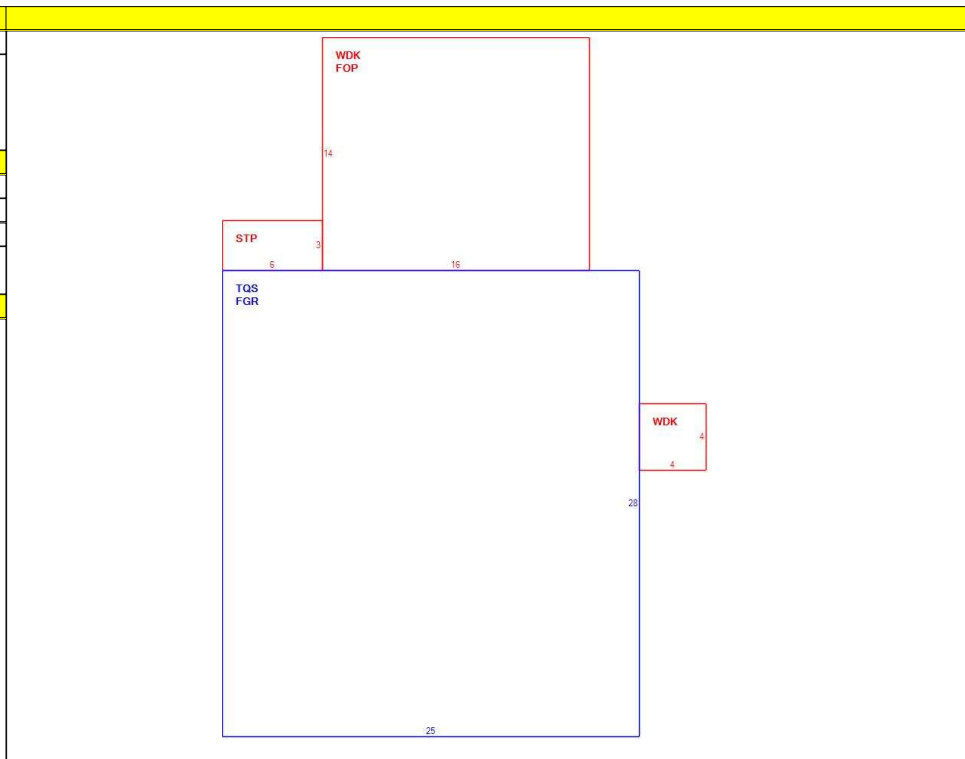
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
MCANDREWS DENNIS C--TRS				3	Public Sewer	9	Town Street			Description	Code	Appraised	Assessed			VISION				
MCANDREWS ELIZABETH G--TRS						1	Paved			RESIDENTL	1090	899,000	899,000							
315 UPPER GULPH RD		SUPPLEMENTAL DATA								RES LND	1090	1,137,700	1,137,700							
WAYNE PA 19087		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2				Total		2,036,700	2,036,700							
GIS ID M_282017_793317		Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MCANDREWS DENNIS C--TRS				1584	70	06-24-2021		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed		
MCANDREWS DENNIS C & OSBORN JOHN W & ELIZABETH				0705	0746	08-07-1997		Q	I	221,000		00	2023	1090	899,000	2022	1090	565,200		
				0236	0219	01-23-1959				0							2021	1090	1,123,100	
												Total		2,036,700	Total		1,688,300	Total		1,650,600
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								APPRAISED VALUE SUMMARY								
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						894,600		
0070												Appraised Xf (B) Value (Bldg)						3,000		
												Appraised Ob (B) Value (Bldg)						1,400		
												Appraised Land Value (Bldg)						1,137,700		
												Special Land Value						0		
												Total Appraised Parcel Value						2,036,700		
												Valuation Method						C		
												Total Appraised Parcel Value						2,036,700		
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	1090	MULTI HSES	R20		0 SF	0.00	1.00000	0	1.00	0080	3.900						0	0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.29	Total Land Value					0		



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	1 3/4 Stories			
Occupancy					
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	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02				
Kitchen Style:	02				

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	376,666
Year Built	2002
Effective Year Built	2011
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	339,000
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			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	700	280	171.99	120,396
FOP	Porch, Open, Finished	0	224	45	86.38	19,349
STP	Stoop	0	18	2	47.78	860
TQS	Three Quarter Story	525	700	525	322.49	225,742
WDK	Deck, Wood	0	240	24	43.00	10,320
Ttl Gross Liv / Lease Area		525	1,882	876		376,667

