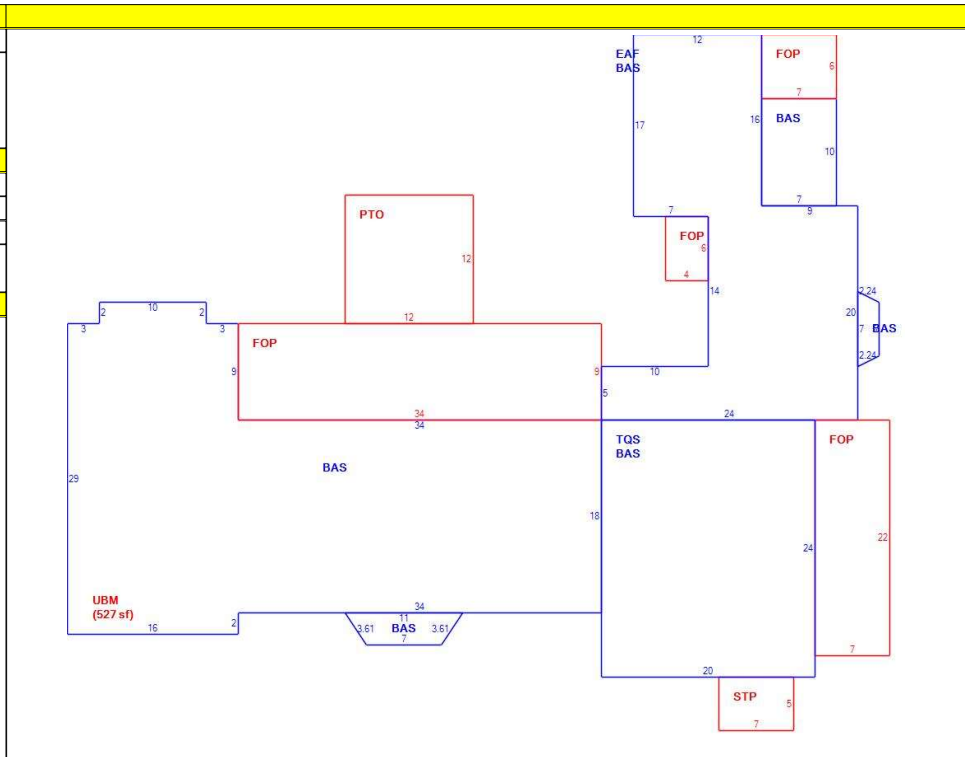


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>							
MINOT WINTHROP G  42 NICHOLS RD  COHASSET MA 02025			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed								
			3 Public Sewer	1 Paved		RESIDENTL	1090	1,288,800	1,288,800								
<b>SUPPLEMENTAL DATA</b>						RES LND	1090	1,885,000	1,885,000								
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282307_793372						RESIDENTL	1091	523,900	523,900								
								Total	3,697,700			3,697,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MINOT WINTHROP G		00461 0788	12-04-1986	U	I	246,738	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
COOK HOBART A H & FREITAG JOHN D & AGDA M		0339 0008 0290 4050	10-14-1976 06-28-1971			0 0		2023	1090	1,288,800	2022	1090	825,800	2021	1090	915,300	
									1090	1,885,000		1090	2,017,600		1090	1,686,900	
									1091	523,900		1091	352,400		1091	391,600	
								Total		3,697,700	Total		3,195,800	Total		2,993,800	
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										<b>APPRAISED VALUE SUMMARY</b>							
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)						1,805,700	
SW29										Appraised Xf (B) Value (Bldg)						3,000	
										Appraised Ob (B) Value (Bldg)						4,000	
										Appraised Land Value (Bldg)						1,885,000	
										Special Land Value						0	
										Total Appraised Parcel Value						3,697,700	
										Valuation Method						C	
										Total Appraised Parcel Value						3,697,700	
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		
2022-689	05-02-2022	RA	Res Add/Alter			0		BUILD 6X11 ODS		06-01-2022	LS			11	Field Review		
2019-584	04-02-2019	RA	Res Add/Alter	12,000		0		REPLACE FRONT DR		05-15-2017	MM			11	Field Review		
										12-19-2016	EP			01	Cyclical Reinspection		
										06-18-2014	MM			11	Field Review		
										11-15-2011	MM			11	Field Review		
										02-09-2004	CR			01	Cyclical Reinspection		
										09-18-1978							
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	R5		13,880 SF	21.22	1.00000	9	1.00	0100	6.400					135.81	1,885,000
Total Card Land Units					0.32 AC	Parcel Total Land Area					0.32	Total Land Value					1,885,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2	14	Wood Shingle			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	02	Average			
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				1,602,305	
Year Built				1968	
Effective Year Built				2001	
Depreciation Code				G	
Remodel Rating					
Year Remodeled					
Depreciation %				20	
Functional Obsol				0	
External Obsol				0	
Trend Factor				1	
Condition				UC	
Condition %				80	
Percent Good				80	
Cns Sect Rcnld				1,281,800	
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
FPL1	FPL MSNRY 1	B	1	3000.00	1996		80		0.00	2,400
FGR3	GAR 1ST-MINI	L	216	20.00	1980		40		0.00	1,700
PAT2	PATIO-GOOD	L	360	7.00	2004		90		0.00	2,300
FLU2	BRICK	B	1	700.00	1996		80		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,214	2,214	2,214	530.40	1,174,306
EAF	Attic, Expansion, Finished	185	529	185	185.49	98,124
FOP	Porch, Open, Finished	0	526	105	105.88	55,692
PTO	Patio	0	144	14	51.57	7,426
STP	Stoop	0	35	4	60.62	2,122
TQS	Three Quarter Story	360	480	360	397.80	190,944
UBM	Basement, Unfinished	0	527	105	105.68	55,692
Ttl Gross Liv / Lease Area		2,759	4,455	2,987		1,584,306



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MINOT WINTHROP G  42 NICHOLS RD  COHASSET MA 02025			2 Public Water	9 Town Street		Description	Code	Appraised	Assessed	1302  EDGARTOWN, MA  <b>VISION</b>
			3 Public Sewer	1 Paved		RESIDENTL	1090	1,288,800	1,288,800	
		<b>SUPPLEMENTAL DATA</b>				RES LND	1090	1,885,000	1,885,000	
		Alt Prcl ID	Restriction			RESIDENTL	1091	523,900	523,900	
		PLN#/Rec	Hist Distrct X			<b>Total</b>				
		Lot#	Other Note							
		Plan Notes	UC-Misc 1							
		Plan Notes	UC-Misc 2							
		Plan Notes								
		GIS ID	M_282307_793372		Assoc Pid#					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MINOT WINTHROP G		00461	0788	12-04-1986	U	I	246,738	1	Year	Code	Assessed	Year	Code	Assessed
COOK HOBART A H & FREITAG JOHN D & AGDA M		0339	0008	10-14-1976			0		2023	1090	1,288,800	2022	1090	825,800
		0290	4050	06-28-1971			0			1090	1,885,000		1090	2,017,600
										1091	523,900		1091	352,400
									<b>Total</b>		3,697,700	<b>Total</b>		3,195,800
									<b>Total</b>		2,993,800	<b>Total</b>		2,993,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
<b>Total</b>			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
SW29				

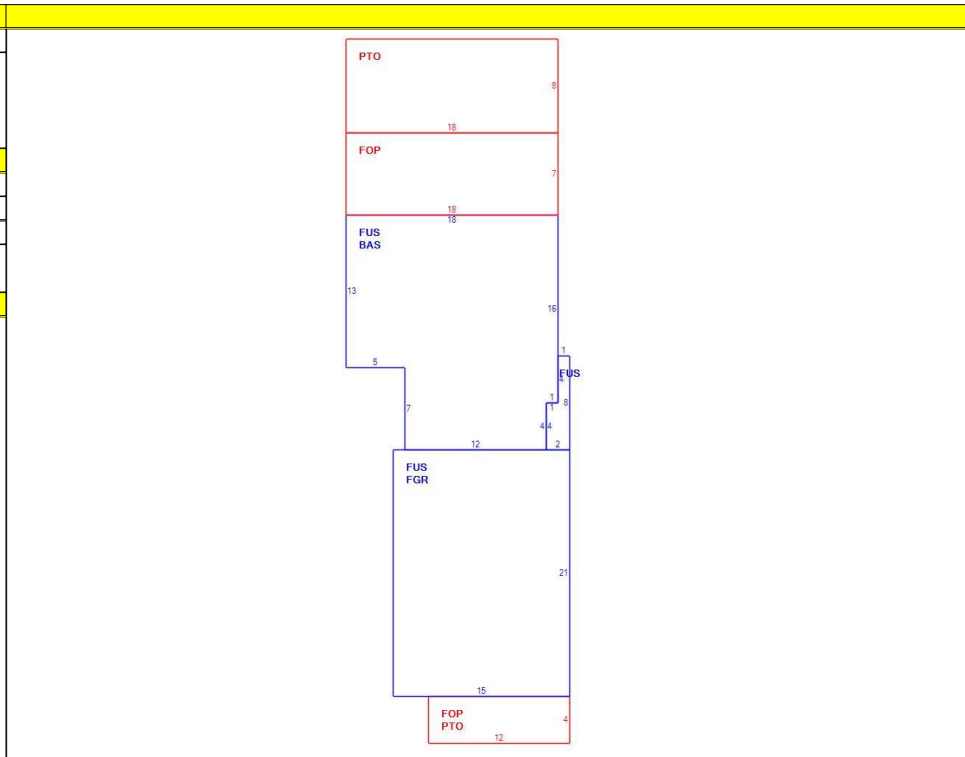
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,805,700
Appraised Xf (B) Value (Bldg)	3,000
Appraised Ob (B) Value (Bldg)	4,000
Appraised Land Value (Bldg)	1,885,000
Special Land Value	0
Total Appraised Parcel Value	3,697,700
Valuation Method	C
<b>Total Appraised Parcel Value</b>	<b>3,697,700</b>

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	1091	MULTI HSES	R5		0 SF	57.18	1.00000	9	1.00	0100	6.400			365.95	0	
<b>Total Card Land Units</b>					0.00	AC	<b>Parcel Total Land Area</b>					0.32	<b>Total Land Value</b>			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model:	01	Residential			
Grade:	05	Ave/Good			
Stories:	2	2 Stories			
Occupancy:	1				
Exterior Wall 1	25	Vinyl Siding			
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	15	Quarry Tile			
Interior Flr 2	12	Hardwood			
Heat Fuel:	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
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			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			616,365		
Year Built			1984		
Effective Year Built			2006		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
Cns Sect Rcnd			523,900		
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	321	321	321	536.44	172,196	
FGR	Garage	0	315	126	214.57	67,591	
FOP	Porch, Open, Finished	0	174	35	107.90	18,775	
FUS	Upper Story, Finished	648	648	648	536.44	347,611	
PTO	Patio	0	192	19	53.08	10,192	
Ttl Gross Liv / Lease Area		969	1,650	1,149		616,365	

