Property Location 82 CHAPPAQUIDDICK RD | Map ID 30/ 60/ / / | Bldg Name | State Use 1090
Vision ID 4346 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 2 | Print Date 12/28/2023 11:05:34

CURRENT OWNER

MCLAGAN DONALD L & BARBARA B

C/O CBM

PO BOX 610287

NEWTON MA 02461

TOPO	UTILITIES	STRT / ROAD	LOCATION
		9 Town Street	
		1 Paved	

SUPPLEMENTAL DATA

Alt Prcl ID		Restriction	
PLN#/Rec	CF 26 & SEA VIEW CITY P	Hist Distrct	
Lot#	22 LOTS - SEE ASSOC DO	Other Note	
Plan Notes		UC-Misc 1	
Plan Notes		UC-Misc 2	
Plan Notes			
GIS ID	M_284007_792912	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDENTL	1090	3,680,100	3,680,100
RES LND	1090	2,311,700	2,311,700
	Total	5,991,800	5,991,800

1302

EDGARTOWN, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MCLAGAN DONALD L & BARBARA B	00384	0791	08-11-1981	U	I	95,000	1J
HALL DAVID J & CAROLYN S	00371	0367	01-02-1980	Q	I	170,000	00
MARSHALL ROBT B		0				0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	1090	3,508,400	2022	1090	2,469,400	2021	1090	2,523,200
	1090	2,196,200		1090	1,964,983		1090	1,502,634
	Total	5,704,600		Total	4,434,383		Total	4,025,834

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
CPY5				

NOTES

WHIRLPOOL IN FOP

FREE-FORM WDK OFF REAR/NORTH FOP

UOP= PERGOLA

PCL 30-224 MERGED FOR FY 14

(WAS LOTS 15 & 17 NORTH OF BATHING AVE)

SEE ASSOC DOCS-RE: DEED DESCRIPTION

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	3,629,900
Appraised Xf (B) Value (Bldg)	3,300
Appraised Ob (B) Value (Bldg)	46,900
Appraised Land Value (Bldg)	2,311,700
Special Land Value	0
Total Appraised Parcel Value	5,991,800
Valuation Method	C
Total Appraised Parcel Value	5,991,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
4999	09-10-1999	RE	Remodel		12-31-1998	50		

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
05-25-2022	LS			11	Field Review
05-25-2017	DM			11	Field Review
05-28-2013	EP			01	Cyclical Reinspection
11-29-2011	JD			11	Field Review
03-30-2004	JB			01	Cyclical Reinspection
02-16-2000	RB			12	Bldg Permit/Measur/New C
04-29-1999	RB			12	Bldg Permit/Measur/New C

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	R12		110,188	SF	2.33	1.00000	6	1.00	CPY5	2.000	VW	V45		20.98	2,311,700
		Total Card Land Units			2.53	AC	Parcel Total Land Area			2.53					Total Land Value		2,311,700

Property Location	82 CHAPPAQUIDDICK RD		Map ID	30/ 60/ / /		Bldg Name	State Use 1090
Vision ID 4346	Account #		Bldg # 1		Sec # 1 of 1	Card # 1 of 2	Print Date 12/28/2023 11:05:34

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	07	Standard Plus
Model	01	Residential
Grade:	09	Excellent
Stories:	1.5	
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	06	Cust Wd Panel
Interior Wall 2	05	Drywall/Sheet
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Total Bedrooms	03	3 Bedrooms
Total Bthrms:	3	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	8	8 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

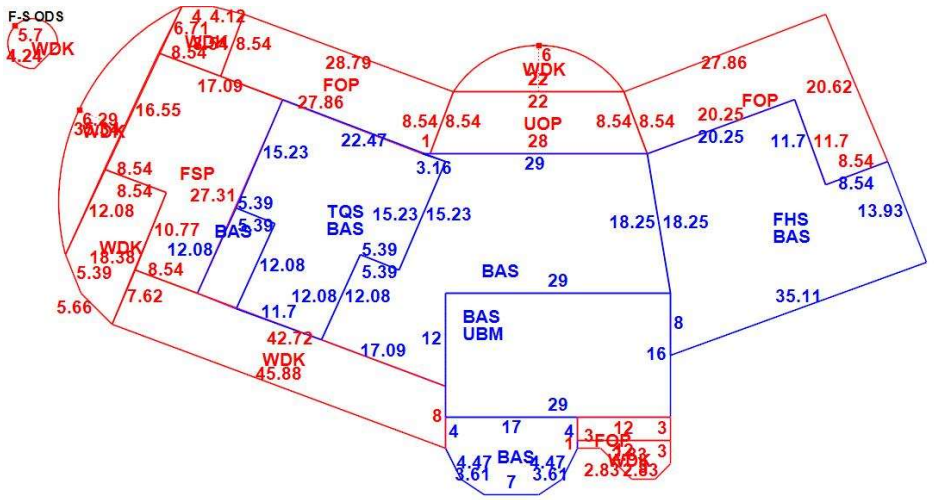
CONDO DATA

Parcel Id		C		Owne	0.0
			B	S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	2,989,639
Year Built	1966
Effective Year Built	2017
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	2,840,200
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
FGR3	GAR 1ST-MINI	L	640	20.00	1985		80		0.00	10,200
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
BAS	First Floor	2,580	2,580	2,580	800.28	2,064,722
FHS	Half Story, Finished	351	702	351	400.14	280,898
FOP	Porch, Open, Finished	0	629	126	160.31	100,835
FSP	Porch, Screen, Finished	0	379	95	200.60	76,027
TQS	Three Quarter Story	362	483	362	599.80	289,701
UBM	Basement, Unfinished	0	464	93	160.40	74,426
UOP	Porch, Open, Unfinished	0	200	20	80.03	16,006
WDK	Deck, Wood	0	853	85	79.75	68,024
	Ttl Gross Liv / Lease Area	3,293	6,290	3,712		2,970,639

Property Location 82 CHAPPAQUIDDICK RD | Map ID 30/ 60/ / / | Bldg Name | State Use 1090
Vision ID 4346 | Account # | Bldg # 2 | Sec # 1 of 1 | Card # 2 of 2 | Print Date 12/28/2023 11:05:35

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MCLAGAN DONALD L & BARBARA B

C/O CBM

PO BOX 610287

NEWTON MA 02461

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		1 Paved	

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Description	Code	Appraised	Assessed
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RES LND	1090	2,311,700	2,311,700
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1302

EDGARTOWN, MA

VISION

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HALL DAVID J & CAROLYN S	00371	0367	01-02-1980	Q	I	170,000	00
MARSHALL ROBT B		0				0	

PREVIOUS ASSESSMENTS (HISTORY)

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	1090	2,196,200		1090	1,964,983		1090	1,502,634
	Total	5,704,600		Total	4,434,383		Total	4,025,834

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

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ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
CPY5				

NOTES

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Appraised Xf (B) Value (Bldg)	3,300
Appraised Ob (B) Value (Bldg)	46,900
Appraised Land Value (Bldg)	2,311,700
Special Land Value	0
Total Appraised Parcel Value	5,991,800
Valuation Method	C
Total Appraised Parcel Value	5,991,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

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	R12		0	SF	33.58	1.00000	6	1.00	CPY5	2.000				67.16	0
		Total Card Land Units			0.00	AC	Parcel Total Land Area			2.53					Total Land Value		0

Property Location	82 CHAPPAQUIDDICK RD		Map ID	30/ 60/ / /		Bldg Name	State Use 1090
Vision ID 4346		Account #		Bldg # 2	Sec # 1 of 1	Card # 2 of 2	Print Date 12/28/2023 11:05:35

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	06	Custom
Model	01	Residential
Grade:	04	Average +10
Stories:	2	2 Stories
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	06	Cust Wd Panel
Interior Wall 2		
Interior Flr 1	04	Concr Abv Grad
Interior Flr 2	09	Pine/Soft Wood
Heat Fuel	03	Gas
Heat Type:	04	Forced Air-Duc
AC Type:	01	None
Total Bedrooms	01	1 Bedroom
Total Bthrms:	1	
Total Half Baths	0	
Total Xtra Fixtrs		
Total Rooms:	3	
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

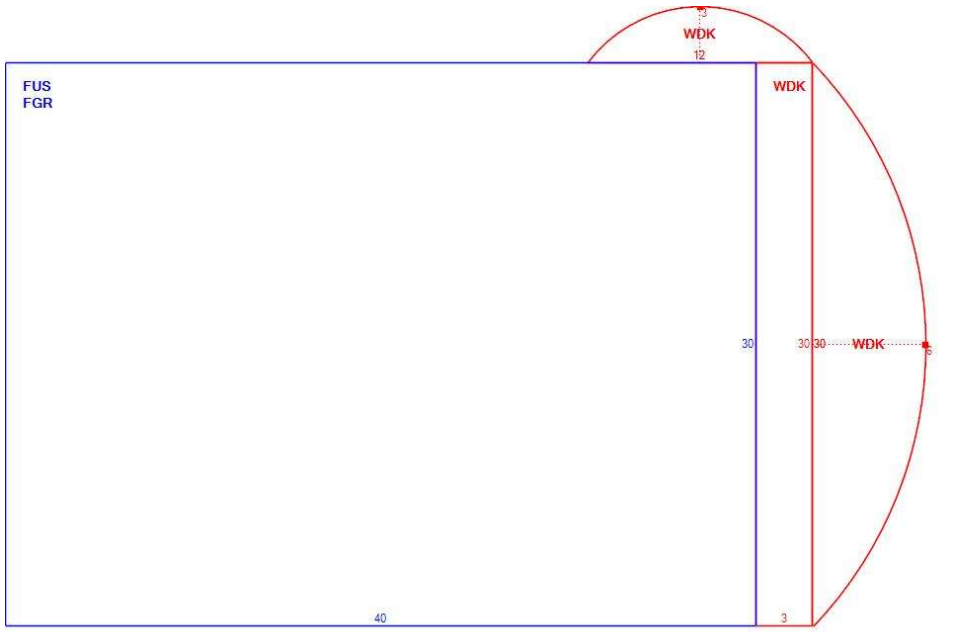
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	877,425
Year Built	1997
Effective Year Built	2012
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 Rcnld	789,700
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
TEN	TENNIS COU	L	7,200	5.00	2004		100		0.00	36,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FGR	Garage	0	1,200	480	205.97	247,162
FUS	Upper Story, Finished	1,200	1,200	1,200	514.92	617,905
WDK	Deck, Wood	0	239	24	51.71	12,358
	Ttl Gross Liv / Lease Area	1,200	2,639	1,704		877,425