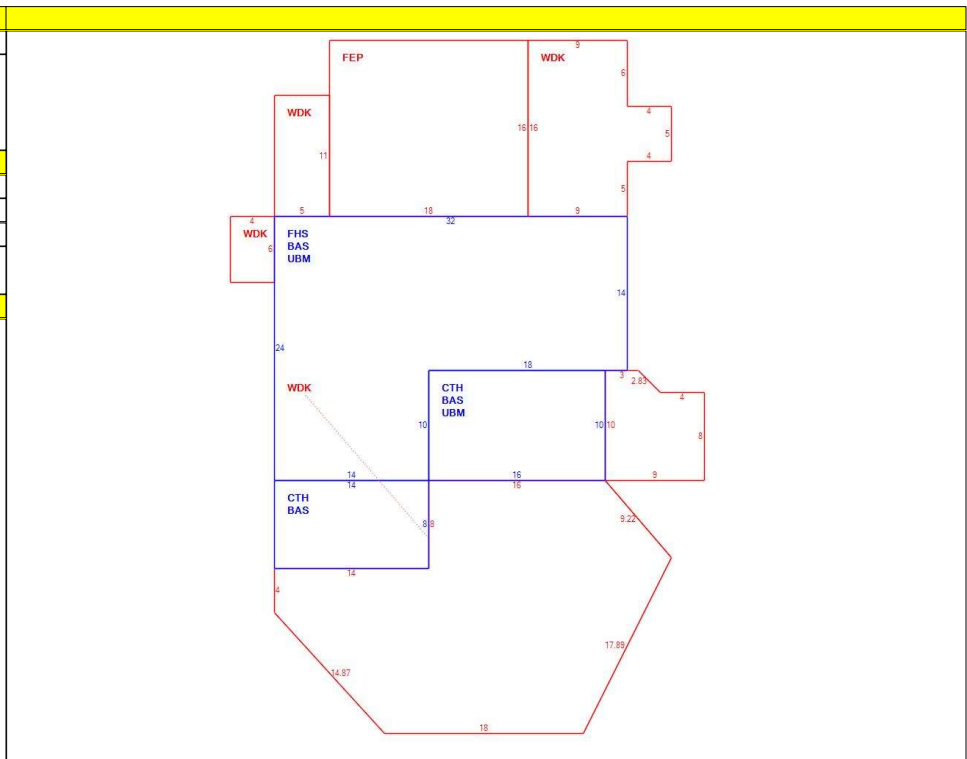


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT															
RODNEY BRADFORD D & GAIL H & MULLEN JAMES F & MARGARET R 210 WINTHROP BLVD  CROMWELL CT 06416						Description		Code	Appraised		Assessed		1302  EDGARTOWN, MA  <h1 style="text-align: center;">VISION</h1>								
						RESIDENTL		1090	902,900		902,900										
						RES LND		1090	232,300		232,300										
SUPPLEMENTAL DATA																					
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_284471_792503				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#																	
						Total		1,135,200		1,135,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
RODNEY BRADFORD D & GAIL H & MULLEN MARGARET R JAMES F WARDWELL STEPHEN B FEDERICO FRANK W FEDERICO FRANK W				1205 0738 0673 00411 00384	0860 0839 0740 0216 0723	03-05-2010 08-18-1998 04-01-1996 02-06-1984 08-04-1981	U Q U U Q	I I I I V	1 285,000 1 1 18,000	1A 00 1A 1J 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
											2023	1090	857,600	2022	1090	655,400	2021	1090	655,400		
												1090	221,300		1090	243,400		1090	287,700		
											Total		1,078,900		Total		898,800		Total		943,100
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)						893,300					
CPY4										Appraised Xf (B) Value (Bldg)						1,700					
										Appraised Ob (B) Value (Bldg)						7,900					
										Appraised Land Value (Bldg)						232,300					
										Special Land Value						0					
										Total Appraised Parcel Value						1,135,200					
										Valuation Method						C					
										Total Appraised Parcel Value						1,135,200					
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						
2015-156	10-23-2014	RN	Res New Cons	20,000		0		12 X 16 SHED		05-25-2022	LS			11	Field Review						
2009-196	04-24-2009	RN	Res New Cons					SHD/DCK/POR		05-24-2017	DM			11	Field Review						
2006:5	07-01-2005	RN	Res New Cons		01-27-2006	100		SHED 10 X 14		03-08-2016	EP			01	Cyclical Reinspection						
										09-25-2015	EP			01	Cyclical Reinspection						
										08-23-2010	EP			12	Bldg Permit/Measur/New C						
										07-03-2006	EP			12	Bldg Permit/Measur/New C						
										01-27-2006	WP			50	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	R12		47,916 SF	4.62	1.00000	4	1.00	CPY4	1.050				4.85	232,300					
Total Card Land Units					1.10	AC	Parcel Total Land Area			1.10	Total Land Value			232,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	04	Average +10			
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	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New		689,744			
Year Built		1984			
Effective Year Built		2007			
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		586,300			
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
FPL	MTL-WD C/PI	B	1	2000.00	2006		85		0.00	1,700
SHD1	SHED FRAME	L	140	16.00	2005		100		0.00	2,200
ODP	OUTDOOR PL	L	1	700.00			100		0.00	700
SHD2	W/LIGHTS ET	L	192	18.00	2015		100		0.00	3,500
WDK	WOOD DECK	L	42	20.00	2015		100		0.00	800

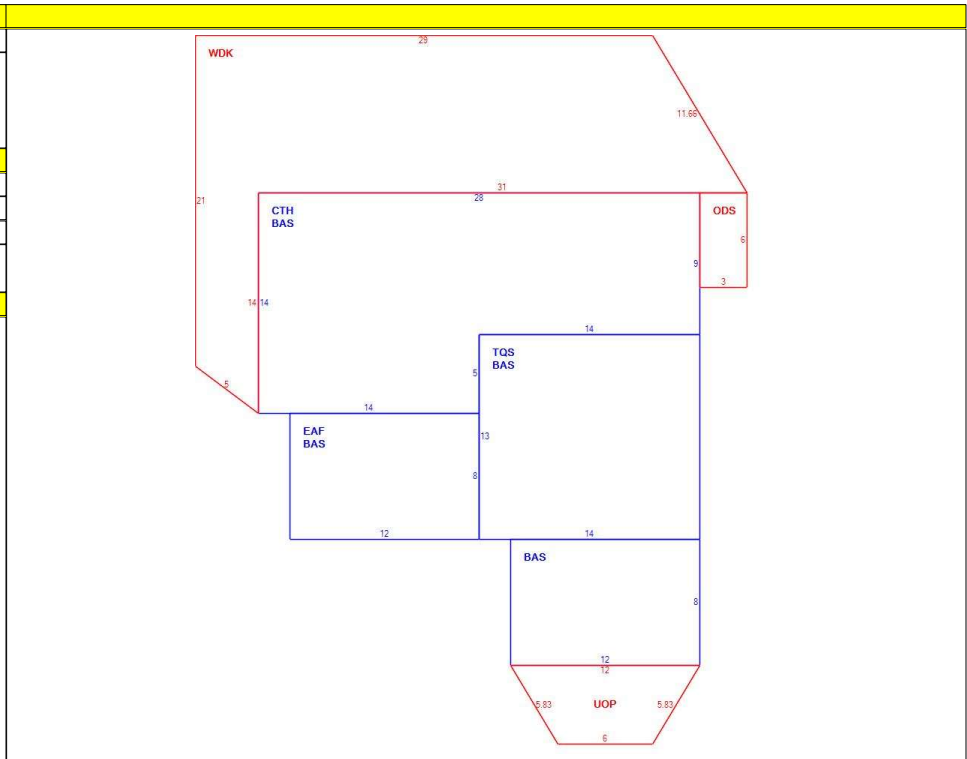
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	860	860	860	425.00	365,497
CTH	Cath Cing	0	272	14	21.87	5,950
FEP	Porch, Enclosed, Finished	0	288	202	298.09	85,849
FHS	Half Story, Finished	294	588	294	212.50	124,949
UBM	Basement, Unfinished	0	748	150	85.23	63,749
WDK	Deck, Wood	0	899	90	42.55	38,250
Ttl Gross Liv / Lease Area		1,154	3,655	1,610		684,244



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA  <b>VISION</b>						
RODNEY BRADFORD D & GAIL H & MULLEN JAMES F & MARGARET R 210 WINTHROP BLVD  CROMWELL CT 06416  Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes  GIS ID M_284471_792503						Description	Code	Appraised	Assessed							
						RESIDENTL	1090	902,900	902,900							
						RES LND	1090	232,300	232,300							
SUPPLEMENTAL DATA						Total						1,135,200	1,135,200			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODNEY BRADFORD D & GAIL H &		1205 0860	03-05-2010	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
MULLEN MARGARET R JAMES F		0738 0839	08-18-1998	Q	I	285,000	00	2023	1090	857,600	2022	1090	655,400			
WARDWELL STEPHEN B		0673 0740	04-01-1996	U	I	1	1A		1090	221,300		1090	243,400			
FEDERICO FRANK W		00411 0216	02-06-1984	U	I	1	1J									
FEDERICO FRANK W		00384 0723	08-04-1981	Q	V	18,000	00									
						Total		1,078,900	Total		898,800	Total		943,100		
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)				893,300				
CPY4							Appraised Xf (B) Value (Bldg)				1,700					
						Appraised Ob (B) Value (Bldg)				7,900						
						Appraised Land Value (Bldg)				232,300						
						Special Land Value				0						
						Total Appraised Parcel Value				1,135,200						
						Valuation Method				C						
						Total Appraised Parcel Value				1,135,200						
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	R12		0 SF	33.58	1.00000	4	1.00	CPY4	1.050			35.26	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.10	Total Land Value			0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	03	Average			
Stories:	1.5	1 1/2 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	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	02	Minimum/Plywd			
Interior Flr 2	12	Hardwood			
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	02	2 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
<b>CONDO DATA</b>					
Parcel Id		C	Owne	0.0	
Adjust Type			B	S	
Code		Description	Factor%		
Condo Flr					
Condo Unit					
<b>COST / MARKET VALUATION</b>					
Building Value New			361,222		
Year Built			1984		
Effective Year Built			2007		
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			307,000		
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
BAS	First Floor	696	696	696	383.86	267,167
CTH	Cath Cing	0	322	16	19.07	6,142
EAF	Attic, Expansion, Finished	34	96	34	135.95	13,051
ODS	Outdoor Shwr Enclosure	0	18	3	63.98	1,152
TQS	Three Quarter Story	137	182	137	288.95	52,589
UOP	Porch, Open, Unfinished	0	45	5	42.65	1,919
WDK	Deck, Wood	0	370	37	38.39	14,203
Ttl Gross Liv / Lease Area		867	1,729	928		356,223

