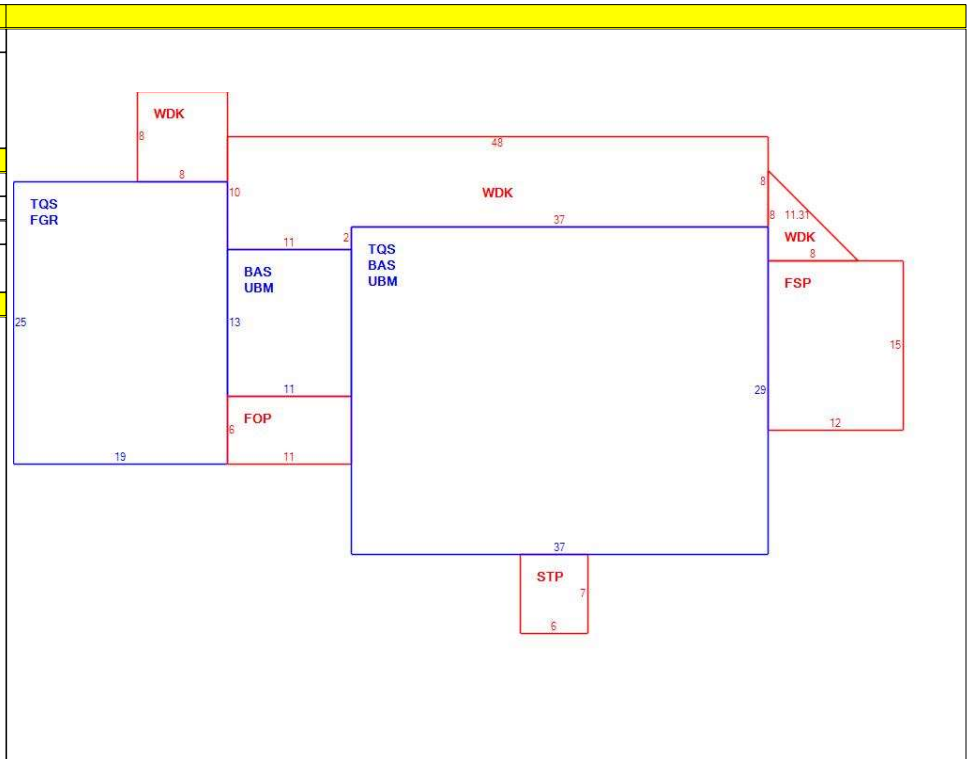


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA							
TIRRELL STEPHEN M & PICKETT MOLLY 40 UPSON ROAD						Description	Code	Appraised	Assessed								
WELLESLEY MA 02482		SUPPLEMENTAL DATA Alt Prcl ID PLN#/Rec CF 94 CALEB COMM Lot# 21 Plan Notes Plan Notes Plan Notes GIS ID M_284319_792633				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		RESIDENTL	1010	1,264,800	1,264,800						
								RES LND	1010	228,700	228,700						
						Total		1,493,500	1,493,500	VISION							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TIRRELL STEPHEN M & SOVIS STEPHEN J 2ND CARTER G E TRS		1013 00380 00352	0323 0368 0563	08-26-2004 12-31-1980 12-01-1977	Q Q	V V	250,000 19,000 0	00 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010 1010	1,200,700 217,800	2022	1010 1010	882,400 239,600	2021	1010 1010	879,700 283,100	
						Total		1,418,500	Total	1,122,000	Total	1,162,800					
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										APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch													
CPY4																	
NOTES																	
VT - POST & BEAM																	
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			
2024-160	08-31-2023	RN	Res New Cons			0		SHED	05-25-2022	LS			11	Field Review			
2020-638	06-18-2020	RN		8,000		0		BUILD 10X14-8 SHED	08-09-2021	EH			01	Cyclical Reinspection			
2009-32	10-09-2008	RN	Res New Cons					SHD/DCK/PRCH/FNCE	05-24-2017	DM			11	Field Review			
2006:102	10-24-2005	RN	Res New Cons		01-27-2006	25		SFR	08-16-2010	EP			12	Bldg Permit/Measur/New C			
									01-26-2007	WP			50	UC Status Inspection			
									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	1010	SINGL FAM M-0	R12		43,560 SF	5.00	1.00000	4	1.00	CPY4	1.050			5.25	228,700		
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			228,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	1.75				
Occupancy					
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	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	8				
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type Code Description Factor%		
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		1,321,251
			Year Built		2005
			Effective Year Built		2017
			Depreciation Code		G
			Remodel Rating		
			Year Remodeled		
			Depreciation %		5
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		95
			Cns Sect Rcnd		1,255,200
			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
FPL3	FPL MSNRY 2	B	1	4000.00	2013		95		0.00	3,800
ODP	OUTDOOR PL	L	1	700.00	2006		100		0.00	700
SHD1	SHED FRAME	L	150	16.00	2009		100		0.00	2,400
SHD2	W/LIGHTS ET	L	150	18.00			100		0.00	2,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,216	1,216	1,216	450.12	547,346
FGR	Garage	0	475	190	180.05	85,523
FOP	Porch, Open, Finished	0	66	13	88.66	5,852
FSP	Porch, Screen, Finished	0	180	45	112.53	20,255
STP	Stoop	0	42	4	42.87	1,800
TQS	Three Quarter Story	1,161	1,548	1,161	337.59	522,589
UBM	Basement, Unfinished	0	1,216	243	89.95	109,379
WDK	Deck, Wood	0	502	50	44.83	22,506
Ttl Gross Liv / Lease Area		2,377	5,245	2,922		1,315,250

