

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
MCCAULEY WILLIAM M SINNOTT MYNNE MARIE 230 HERSHEY ST				9 Town Street 1 Paved		Description	Code	Appraised	Assessed			VISION			
HINGHAM MA 02043		SUPPLEMENTAL DATA				RESIDENTL	1010	439,200	439,200						
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes 0 Plan Notes GIS ID M_286166_792578		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		RES LND	1010	237,400	237,400	Total 676,600 676,600							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCCAULEY WILLIAM M HOIST KASCAK DONNA KASCAK RICHARD G PEPPARD MURRAY B & J S		1592 530 1511 794 00363 0090 0286 1190	08-26-2021 11-12-2019 12-01-1978 10-27-1970	U U U	I I V	700,000 1 0 0	1 1A	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010 1010	413,800 226,100	2022	1010 1010	240,400 248,600		
								Total 639,900		Total 489,000		Total 516,500			
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
CPY4															
NOTES															
INDIAN LOT CHAPPA WOB I/A NATURAL															
Appraised Bldg. Value (Card) 436,200															
Appraised Xf (B) Value (Bldg) 3,000															
Appraised Ob (B) Value (Bldg) 0															
Appraised Land Value (Bldg) 237,400															
Special Land Value 0															
Total Appraised Parcel Value 676,600															
Valuation Method C															
Total Appraised Parcel Value 676,600															
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	
								05-25-2022	LS			11	Field Review		
								05-17-2022	SF			11	Field Review		
								03-14-2022	EH			01	Cyclical Reinspection		
								05-22-2017	DM			11	Field Review		
								04-15-2008	EP			11	Field Review		
								04-06-2004	JB			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	1010	SINGL FAM M-0	R12		52,272 SF	4.30	1.00000	4	1.00	CPY4	1.050	0003000 0000200		4.52	236,000
1	1010	SINGL FAM M-0	R12		1.300 AC	1,000.00	1.00000	0	1.00	CPY4	1.050			1,050	1,400
Total Card Land Units					2.50	AC	Parcel Total Land Area					2.50	Total Land Value 237,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	03	Average			
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	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	4				
Bath Style:	02	Average			
Kitchen Style:	02	Modern			

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		513,138
Year Built		1979
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		436,200
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

UHS
BAS
UBM

WDK 3
5

35
STP 4
6

25

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	2006		85		0.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	875	875	875	385.83	337,601
STP	Stoop	0	24	2	32.15	772
UBM	Basement, Unfinished	0	875	175	77.17	67,520
UHS	Half Story, Unfinished	0	875	263	115.97	101,473
WDK	Deck, Wood	0	15	2	51.44	772
Ttl Gross Liv / Lease Area		875	2,664	1,317		508,138

