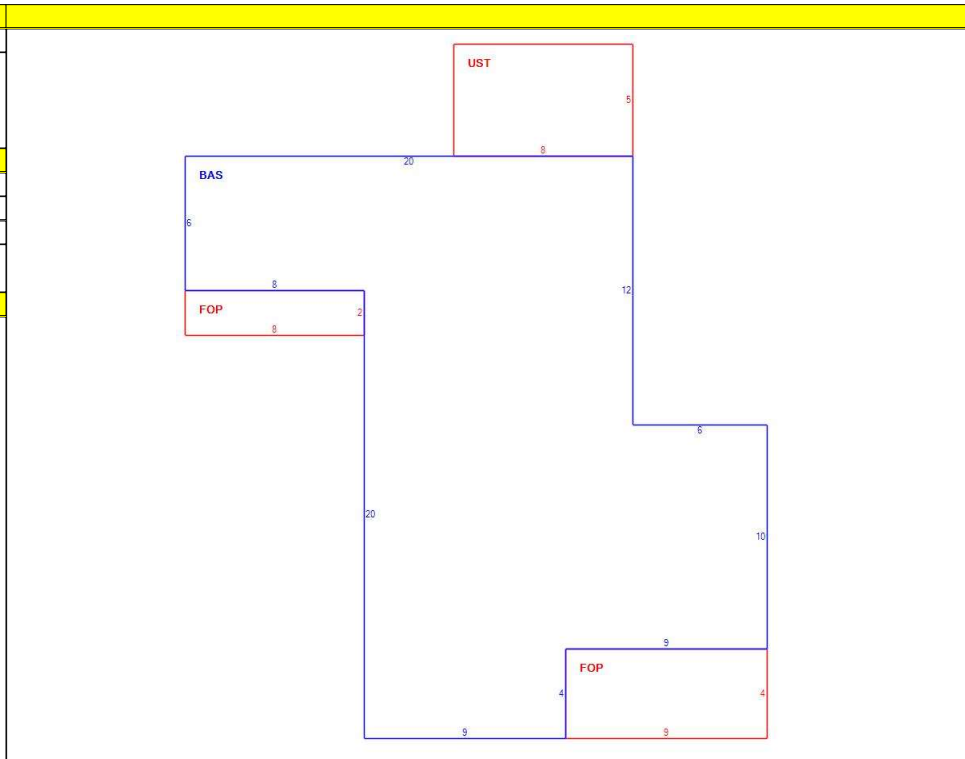


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
KAGAN ROBERT T 105 GRANT AVE NEWTON MA 02459						Description	Code	Appraised	Assessed							
		SUPPLEMENTAL DATA				RESIDENTL	1090	39,600	39,600							
		Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes 0 Plan Notes GIS ID M_285117_791549				RES LND	1090	239,700	239,700			RESIDENTL	1091	1,473,600	1,473,600	
						Total		1,752,900	1,752,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KAGAN ROBERT T MASON STEPHEN		0645 0303	0279 0009	12-01-1994 11-13-1972	Q I	195,000 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				2023	1090	39,600	2022	1090	24,100	2021	1090	24,100	1090	296,700		
				1090	228,300	1090	251,100	1091	1,064,400	1091	1,064,400					
		Total				1,666,600	Total		1,339,600		Total		1,385,200			
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)							1,506,300				
CPY4					Appraised Xf (B) Value (Bldg)							3,400				
				Appraised Ob (B) Value (Bldg)							3,500					
				Appraised Land Value (Bldg)							239,700					
				Special Land Value							0					
				Total Appraised Parcel Value							1,752,900					
				Valuation Method							C					
				Total Appraised Parcel Value							1,752,900					
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		
250-2012	06-28-2012	CO	CO ISSUED					GROUND MOUNTED SOLAR 3 GROUND MOUNTED SOLA 6 X 6 CHICKEN COOP	11-02-2022	EH		6	01	Cyclical Reinspection		
2012-250	02-28-2012	SOLR	Solar Panels			0			05-25-2022	LS				11	Field Review	
2010-260	05-24-2010	RN	Res New Cons				01-01-2004		05-23-2017	DM				11	Field Review	
213	01-01-2003	AD	Addition						12-01-2011	JD				11	Field Review	
									06-25-2008	EP				12	Bldg Permit/Measur/New C	
									11-02-2007	EP				11	Field Review	
									04-19-2004	WP				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		56,628 SF	4.03	1.00000	4	1.00	CPY4	1.050			4.23	239,700	
Total Card Land Units					1.30	AC	Parcel Total Land Area					1.30	Total Land Value			239,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	36	Camp			
Model	01	Residential			
Grade:	04	Average +10			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	04	Plywood Panel			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	01	Coal or Wood			
Heat Type:	01	None			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs	1				
Total Rooms:					
Bath Style:					
Kitchen Style:					

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	49,559
Year Built	1966
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	80
Cns Sect Rcnd	39,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



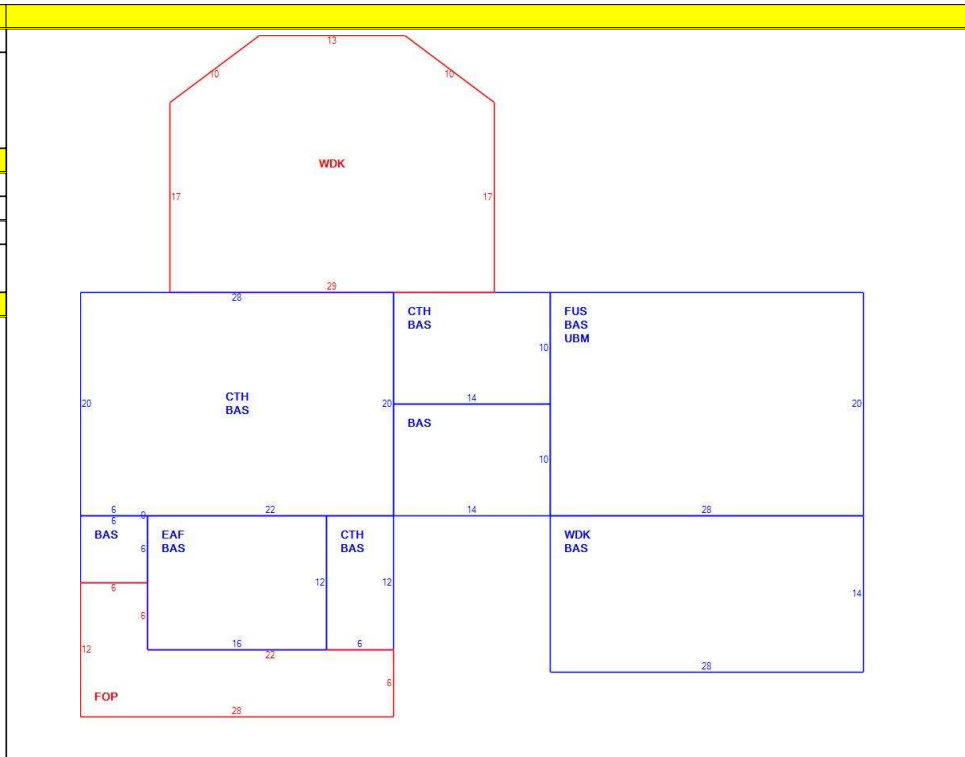
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	408	408	408	111.65	45,553	
FOP	Porch, Open, Finished	0	52	10	21.47	1,117	
UST	Utility, Storage, Unfinished	0	40	18	50.24	2,010	
Ttl Gross Liv / Lease Area		408	500	436		48,680	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA VISION						
KAGAN ROBERT T						Description	Code	Appraised	Assessed							
105 GRANT AVE		SUPPLEMENTAL DATA				RESIDENTL	1090	39,600	39,600							
NEWTON MA 02459						RES LND	1090	239,700	239,700							
		Alt Prcl ID	Restriction		RESIDENTL	1091	1,473,600	1,473,600								
		PLN#/Rec	Hist Distrct				Total		1,752,900	1,752,900						
		Lot#	Other Note													
		Plan Notes	UC-Misc 1													
		Plan Notes 0	UC-Misc 2													
		Plan Notes	Assoc Pid#													
		GIS ID	M_285117_791549													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KAGAN ROBERT T		0645	0279	12-01-1994	Q	I	195,000	00	Year	Code	Assessed	Year	Code	Assessed		
MASON STEPHEN		0303	0009	11-13-1972			0		2023	1090	39,600	2022	1090	24,100		
										1090	228,300		1090	251,100		
										1091	1,398,700		1091	1,064,400		
									Total		1,666,600	Total		1,339,600		
									Total		1,385,200	Total		1,385,200		
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											Appraised Bldg. Value (Card)				1,506,300	
WD STOVE											Appraised Xf (B) Value (Bldg)				3,400	
MUCH OF BAS HAS CTH-C											Appraised Ob (B) Value (Bldg)				3,500	
INFO FROM CABIN TENANT											Appraised Land Value (Bldg)				239,700	
											Special Land Value				0	
											Total Appraised Parcel Value				1,752,900	
											Valuation Method				C	
											Total Appraised Parcel Value				1,752,900	
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	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					1.30	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	06	Good			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	14	Carpet			
Interior Flr 2	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6				
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		1,725,557			
Year Built		1980			
Effective Year Built		2007			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		15			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		85			
Percent Good		85			
Cns Sect Rcnld		1,466,700			
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
FPL3	FPL MSNRY 2	B	1	4000.00	2006		85		0.00	3,400
SHD1	SHED FRAME	L	216	16.00	2000		100		0.00	3,500
MSC2	HTUB	B	1	1.00	2006		85		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,092	2,092	2,092	570.57	1,193,632
CTH	Cath Cing	0	772	39	28.82	22,252
EAF	Attic, Expansion, Finished	67	192	67	199.11	38,228
FOP	Porch, Open, Finished	0	204	41	114.67	23,393
FUS	Upper Story, Finished	560	560	560	570.57	319,519
UBM	Basement, Unfinished	0	560	112	114.11	63,904
WDK	Deck, Wood	0	1,011	101	57.00	57,628
Ttl Gross Liv / Lease Area		2,719	5,391	3,012		1,718,556

