

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BANIS PETER L & OCONNELL THOMAS P TRS C/O MARINA BAY MANAGEMNET SE 500 VICTORY RD NORTH QUINCY MA 02171						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
						RESIDENTL RES LND	1010 1010	936,000 285,900	936,000 285,900	
SUPPLEMENTAL DATA										
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes 0 Plan Notes				Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2						
GIS ID M_285213_791267				Assoc Pid#						
						Total		1,221,900	1,221,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BANIS PETER L & THIRTY SIX CARLSON STREET LTD OCONNELL MARCIA M TRS		1302 0532 0316	0741 0672 0193	12-24-2012 12-18-1989 04-01-1974	U U Q	I I I	1 0 20,000	1A 1A 00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1010 1010	888,400 272,300	2022	1010 1010	638,400 299,475	2021	1010 1010	638,400 353,925	
		Total						Total		1,160,700	Total		937,875	Total		992,325	

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																	
LT 8 VICKERS CF 85 HAS #22 ON HSE HOT TUB IN DECK																	
								Appraised Bldg. Value (Card)		932,800							
								Appraised Xf (B) Value (Bldg)		3,200							
								Appraised Ob (B) Value (Bldg)		0							
								Appraised Land Value (Bldg)		285,900							
								Special Land Value		0							
								Total Appraised Parcel Value		1,221,900							
								Valuation Method		C							
								Total Appraised Parcel Value		1,221,900							

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
										10-19-2022	EH		6	01	Cyclical Reinspection
										05-25-2022	LS			11	Field Review
										05-23-2017	DM			11	Field Review
										11-01-2011	JD			11	Field Review
										10-17-2003	JD			07	Int Info reviewed by phone/
										03-06-1981					

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	VIEW	V12	6.56	285,900	
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value				285,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	3	3 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	14	Carpet			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

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	1,166,027
Year Built	1972
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	932,800
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	1996		80		0.00	3,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,024	1,024	1,024	410.81	420,665
FHS	Half Story, Finished	256	512	256	205.40	105,166
FOP	Porch, Open, Finished	0	176	35	81.69	14,378
FUS	Upper Story, Finished	1,104	1,104	1,104	410.81	453,530
TQS	Three Quarter Story	192	256	192	308.10	78,875
UBM	Basement, Unfinished	0	1,024	205	82.24	84,215
WDK	Deck, Wood	0	88	9	42.01	3,697
Ttl Gross Liv / Lease Area		2,576	4,184	2,825		1,160,526

	WDK	4
	22	
FUS (x2)	FUS FOP	8
10	22	
FUS (x2) BAS UBM		8
	32	
TQS FUS BAS UBM		8
	32	
FHS BAS UBM		16
	32	

