

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PEDRO PETER C JR & PEDRO MICHELLE RAE 19 PURDON AVE				2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
							RESIDENTL	1010	1,084,800	1,084,800	
LYNN MA 01905			SUPPLEMENTAL DATA				RES LND	1010	741,500	741,500	VISION
			Alt Prcl ID	PLN#/Rec	CF 294 DUARTE	Restriction					
			Lot#	8		Hist District					
			Plan Notes			Other Note					
			Plan Notes			UC-Misc 1					
			Plan Notes			UC-Misc 2					
			GIS ID	M_281398_791643		Assoc Pid#					
							Total		1,826,300	1,826,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PEDRO PETER C JR &	1211	0921	05-21-2010	U	I	870,700	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EGERTON ROBERT E JR & ANGELA N	0663	0163	10-16-1995	Q	I	248,000	00	2023	1010	1,084,800	2022	1010	726,100	2021	1010	726,100
JORDAN STEVEN C	0506	0335	08-01-1988	Q	V	0	00		1010	741,500		1010	695,900		1010	577,700
NOURSE JEFFREY J TRS	0506	0335	08-01-1988	U	I	120,000	1									
DUARTE LAWRENCE TRS	0409	0460		U	V	520,000	1									
							Total	1,826,300	Total	1,422,000	Total	1,303,800				

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						Appraised Bldg. Value (Card)	1,003,300
0050										Appraised Xf (B) Value (Bldg)	3,800
									Appraised Ob (B) Value (Bldg)	77,700	
									Appraised Land Value (Bldg)	741,500	
									Special Land Value	0	
									Total Appraised Parcel Value	1,826,300	
									Valuation Method	C	
									Total Appraised Parcel Value	1,826,300	

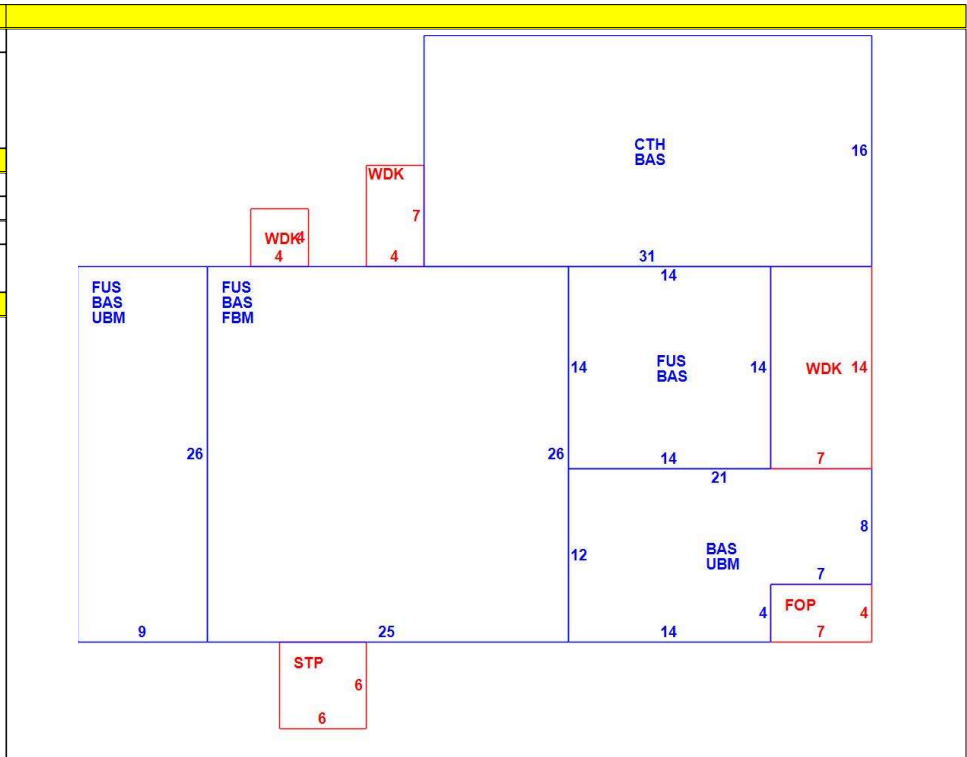
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result
576-2021	10-29-2021	CO	CO ISSUED								07-13-2022	EH			01	Cyclical Reinspection
2021-576	02-18-2021	RN	Res New Cons	91,775		0		INSTALL INGROUND POOL			05-23-2022	LS			11	Field Review
2019-512	03-12-2019	RA	Res Add/Alter	140,000				ADD FAMILY ROOM			03-05-2020	EP			01	Cyclical Reinspection
2013-263	02-21-2013	RA	Res Add/Alter					SFR ADD			05-23-2017	PH			11	Field Review
2010-292	06-16-2010	RA	Res Add/Alter					MOVE EXISTING 8 X 12 SHE			06-19-2014	SER			11	Field Review
2010-279	06-09-2010	RA	Res Add/Alter					FIN BSMNT, NEW KIT, NEW S			05-13-2014	EP			01	Cyclical Reinspection
2008-241	04-27-2008	RN	Res New Cons					SHD/DCK/PRCH/FNCE			11-15-2011	DM			11	Field Review

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	R20		21,780	SF	13.88	1.00000	5	1.00	0055	2.450		34.01	740,700	
1	1010	SINGL FAM M-0	R20		0.010	AC	34,000.00	1.00000	0	1.00	0055	2.450		83,300	800	
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			741,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
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	1,056,091
Year Built	1987
Effective Year Built	2016
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	1,003,300
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
FPL3	FPL MSNRY 2	B	1	4000.00	2011		95		0.00	3,800
SHD1	SHED FRAME	L	180	16.00	2008		100		0.00	2,900
ODS	OUTDOOR S	L	1	700.00			100		0.00	700
PAT2	PATIO-GOOD	L	300	7.00	2019		100		0.00	2,100
SPL3	INGR GUNITE	L	720	100.00			100		0.00	72,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,800	1,800	1,800	315.96	568,728
CTH	Cath Cing	0	496	25	15.93	7,899
FBM	Basement, Finished	0	650	293	142.43	92,576
FOP	Porch, Open, Finished	0	28	6	67.71	1,896
FUS	Upper Story, Finished	1,080	1,080	1,080	315.96	341,237
STP	Stoop	0	36	4	35.11	1,264
UBM	Basement, Unfinished	0	458	92	63.47	29,068
WDK	Deck, Wood	0	142	14	31.15	4,423
Ttl Gross Liv / Lease Area		2,880	4,690	3,314		1,047,091

