

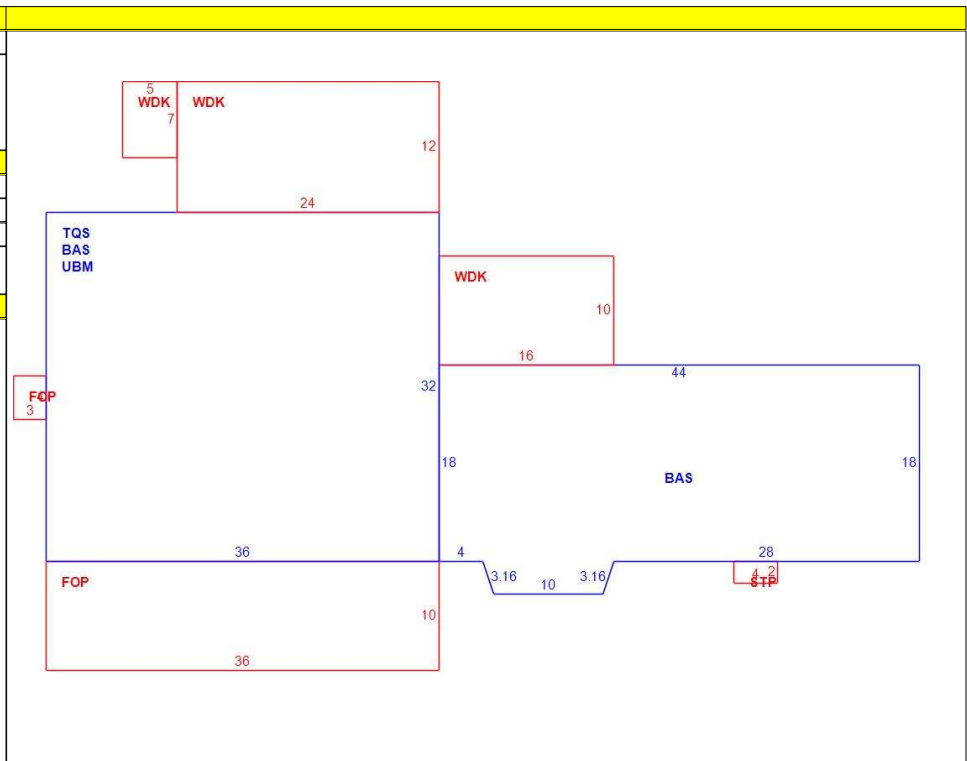
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
DUBIN RICHARD S--TRS 1645 FALMOUTH RD STE 4A CENTRVILLE MA 02632						Description	Code	Appraised	Assessed									
						RESIDENTL	1090	881,700	881,700									
						RES LND	1090	623,300	623,300									
SUPPLEMENTAL DATA																		
Alt Prcl ID		PLN#/Rec		Restriction														
Lot#		Plan Notes		Hist Distrct														
Plan Notes		Plan Notes		Other Note														
Plan Notes		GIS ID M_281526_791764		UC-Misc 1														
				UC-Misc 2														
				Assoc Pid#														
						Total		1,505,000	1,505,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DUBIN RICHARD S--TRS		1618 66	03-17-2022	Q	I	1,950,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
THOMPSON ERWIN A		01611 69	01-14-2022	U	I	1,675,000	1	2023	1090	881,700	2022	1090	573,700	2021	1090	534,400		
MCCARRON GREGORY B & BARBARA A		0679 0787	06-21-1996	U	I	30,000	1A		1090	623,300		1090	614,400		1090	532,100		
MCCARRON ROBERT M & GREGORY B		0600 0073	02-18-1993	U	I	73,000	1L											
MARTHAS VINEYARD CO-OPERATIVE		0593 0028	11-18-1992	U	I	150,000	1L											
						Total		1,505,000	Total		1,188,100	Total		1,066,500				
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name		B		Tracing			Batch					Appraised Bldg. Value (Card)				876,500	
0050													Appraised Xf (B) Value (Bldg)				3,000	
													Appraised Ob (B) Value (Bldg)				2,200	
													Appraised Land Value (Bldg)				623,300	
													Special Land Value				0	
													Total Appraised Parcel Value				1,505,000	
													Valuation Method				C	
													Total Appraised Parcel Value				1,505,000	
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
													05-20-2022	LS			11	Field Review
													11-26-2018	EP			01	Cyclical Reinspection
													05-23-2017	PH			11	Field Review
													06-19-2014	SER			11	Field Review
													11-15-2011	DM			11	Field Review
													10-15-2003	CR			00	Measur+Listed
													06-27-1988					
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	R20		21,780 SF	13.88	1.00000	5	1.00	0050	1.950						27.07	589,500
1	1090	MULTI HSES	R20		0.510 AC	34,000.00	1.00000	0	1.00	0050	1.950						66,300	33,800
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01				Total Land Value		623,300	

VISION

1302

EDGARTOWN, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	1.75				
Occupancy	2				
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	09	Pine/Soft Wood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
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		1,129,667			
Year Built		1972			
Effective Year Built		1996			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		25			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %		75			
Pcnt Good		75			
Cns Sect Rcnld		847,300			
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
SHD1	SHED FRAME	L	96	16.00	2004		100		0.00	1,500
FPL3	FPL MSNRY 2	B	1	4000.00	1991		75		0.00	3,000
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,977	1,977	1,977	350.24	692,424
FOP	Porch, Open, Finished	0	372	74	69.67	25,918
STP	Stoop	0	8	1	43.78	350
TQS	Three Quarter Story	864	1,152	864	262.68	302,607
UBM	Basement, Unfinished	0	1,152	230	69.93	80,555
WDK	Deck, Wood	0	483	48	34.81	16,812
Ttl Gross Liv / Lease Area		2,841	5,144	3,194		1,118,666

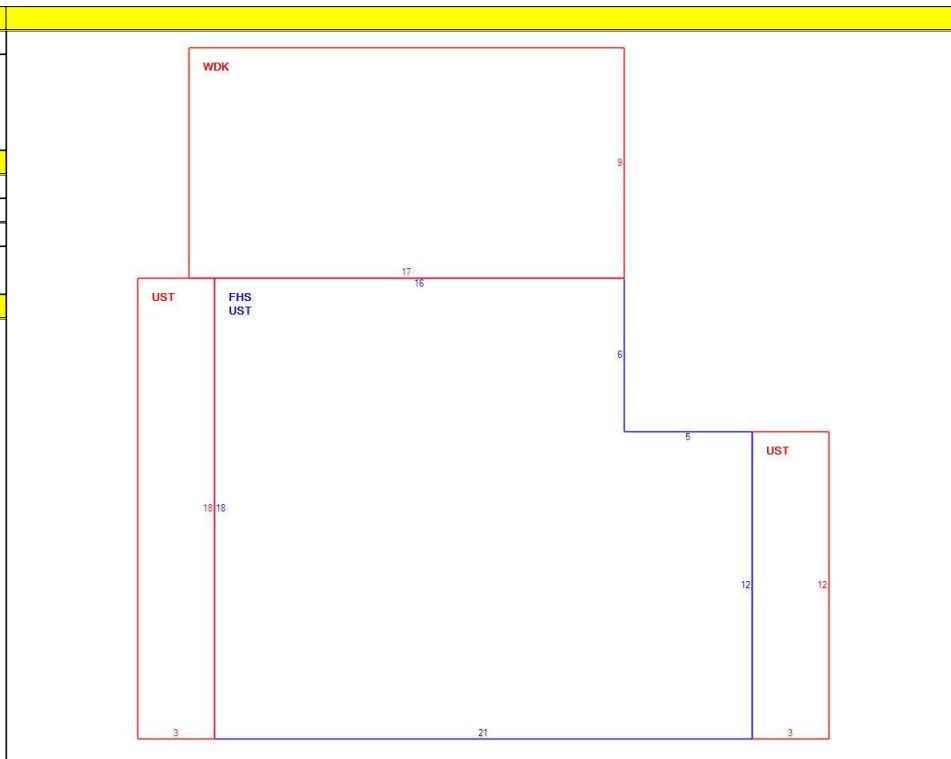


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA					
DUBIN RICHARD S--TRS						Description	Code	Appraised	Assessed						
1645 FALMOUTH RD						RESIDENTL	1090	881,700	881,700	VISION					
STE 4A						RES LND	1090	623,300	623,300						
CENTRVILLE MA 02632		SUPPLEMENTAL DATA				Total		1,505,000	1,505,000						
Alt Prcl ID		Restriction		Hist Distrct											
PLN#/Rec		Other Note		UC-Misc 1											
Lot#		UC-Misc 2													
Plan Notes		Assoc Pid#													
Plan Notes															
Plan Notes															
GIS ID M_281526_791764															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DUBIN RICHARD S--TRS		1618 66	03-17-2022	Q	I	1,950,000	00	Year	Code	Assessed	Year	Code	Assessed		
THOMPSON ERWIN A		01611 69	01-14-2022	U	I	1,675,000	1	2023	1090	881,700	2022	1090	573,700		
MCCARRON GREGORY B & BARBARA A		0679 0787	06-21-1996	U	I	30,000	1A		1090	623,300		1090	614,400		
MCCARRON ROBERT M & GREGORY B		0600 0073	02-18-1993	U	I	73,000	1L								
MARTHAS VINEYARD CO-OPERATIVE		0593 0028	11-18-1992	U	I	150,000	1L								
								Total		1,505,000	Total		1,188,100		
								Total			Total		1,066,500		
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											
0050															
NOTES															
FUNC = UNFIN PLUMBING NOT CONNECTED, HAS STOVE ONLY APT/STORAGE															
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	1090	MULTI HSES			0 SF	70.48	1.00000	0	1.00		1.000			70.48	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			1.01	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model:	01	Residential			
Grade:	04	Above Ave			
Stories:	1				
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	02	Minimum/Plywd			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	1				
Bath Style:	02	Average			
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	53,164
Year Built	1972
Effective Year Built	1996
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	25
Functional Obsol	20
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	55
Cns Sect Rcnld	29,200
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
FHS	Half Story, Finished	174	348	174	68.87	23,965	
UST	Utility, Storage, Unfinished	0	438	197	61.95	27,133	
WDK	Deck, Wood	0	153	15	13.50	2,066	
Ttl Gross Liv / Lease Area		174	939	386		53,164	

