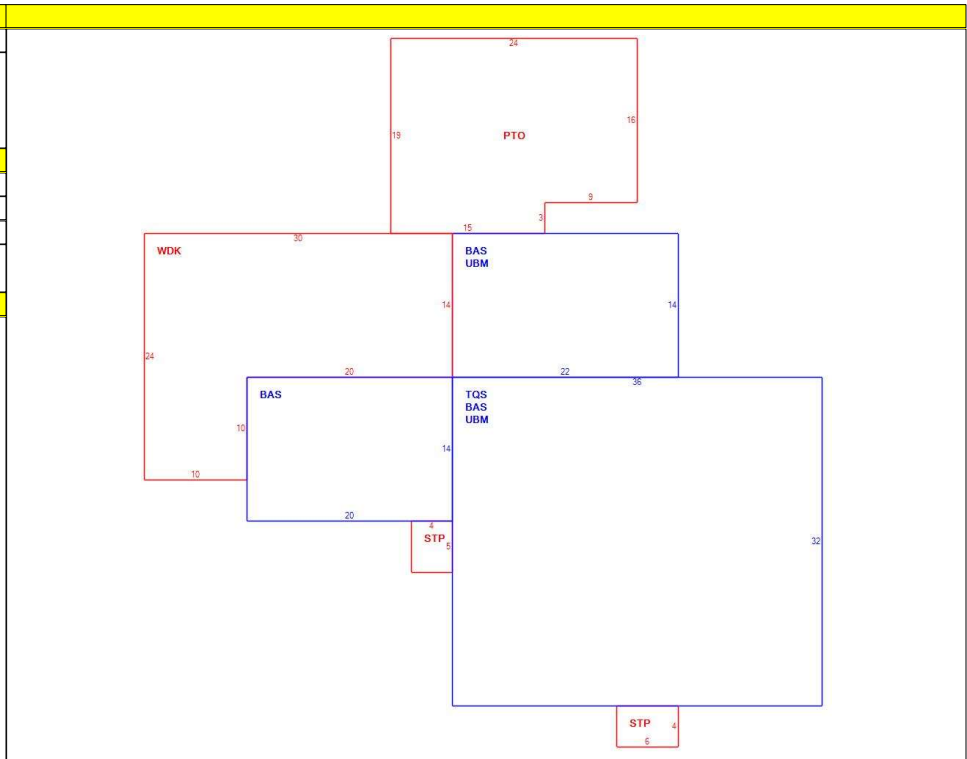


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
MANNINO MARILYN J TRS & WALSH BRIAN J TRS 23 OTIS HILL RD HINGHAM MA 02043						Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA VISION							
						RESIDENTL RES LND	1010 1010	902,000 832,200	902,000 832,200								
SUPPLEMENTAL DATA																	
Alt Prcl ID PLN#/Rec LC 20640L Lot# 111 Plan Notes Plan Notes Plan Notes GIS ID M_282482_791992						Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#											
						Total		1,734,200	1,734,200								
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MANNINO MARILYN J TRS & WALSH BRIAN STIX JENNIFER LANDERS JEAN MERCIER LANDERS DAVID L			0074 0191 0048 0237 00040 0085 00036 0333 00028 0215	04-16-2014 03-09-1995 11-09-1988 09-16-1986 05-28-1981	U Q Q U Q	I I I I V	1 210,000 199,000 1 23,000	1A 00 00 1A 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
									2023	1010 1010	902,000 832,200	2022	1010 1010	600,700 832,000	2021	1010 1010	556,400 729,100
									Total		1,734,200	Total		1,432,700	Total		1,285,500
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								APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name			B	Tracing			Batch	Appraised Bldg. Value (Card)							896,900	
0060									Appraised Xf (B) Value (Bldg)							3,400	
								Appraised Ob (B) Value (Bldg)							1,700		
								Appraised Land Value (Bldg)							832,200		
								Special Land Value							0		
								Total Appraised Parcel Value							1,734,200		
								Valuation Method							C		
								Total Appraised Parcel Value							1,734,200		
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			
149-2013 2013-149	09-11-2013 11-19-2012	CO RA	CO ISSUED Res Add/Alter					SFR ADD ADD 308SF	05-20-2022 05-22-2017 06-19-2014 06-11-2014 08-05-2013 11-14-2011 09-11-2003	LS PH SER EP EP DM CR			11 11 11 01 01 11 01	Field Review Field Review Field Review Cyclical Reinspection Cyclical Reinspection Field Review Cyclical Reinspection			
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	0060	2.750			38.17	831,300		
1	1010	SINGL FAM M-0	R20		0.010 AC	34,000.00	1.00000	0	1.00	0060	2.750			93,500	900		
Total Card Land Units					0.51 AC	Parcel Total Land Area					0.51	Total Land Value				832,200	

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	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	18	Slate			
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:					
Bath Style:	02	Average			
Kitchen Style:	02	Modern			
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		1,055,227			
Year Built		1982			
Effective Year Built		2006			
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		896,900			
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	64	16.00	2004		100		0.00	1,000
ODS	OUTDOOR S	L	1	700.00	2012		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,740	1,740	1,740	350.49	609,858
PTO	Patio	0	429	43	35.13	15,071
STP	Stoop	0	44	4	31.86	1,402
TQS	Three Quarter Story	864	1,152	864	262.87	302,826
UBM	Basement, Unfinished	0	1,460	292	70.10	102,344
WDK	Deck, Wood	0	520	52	35.05	18,226
Ttl Gross Liv / Lease Area		2,604	5,345	2,995		1,049,727

