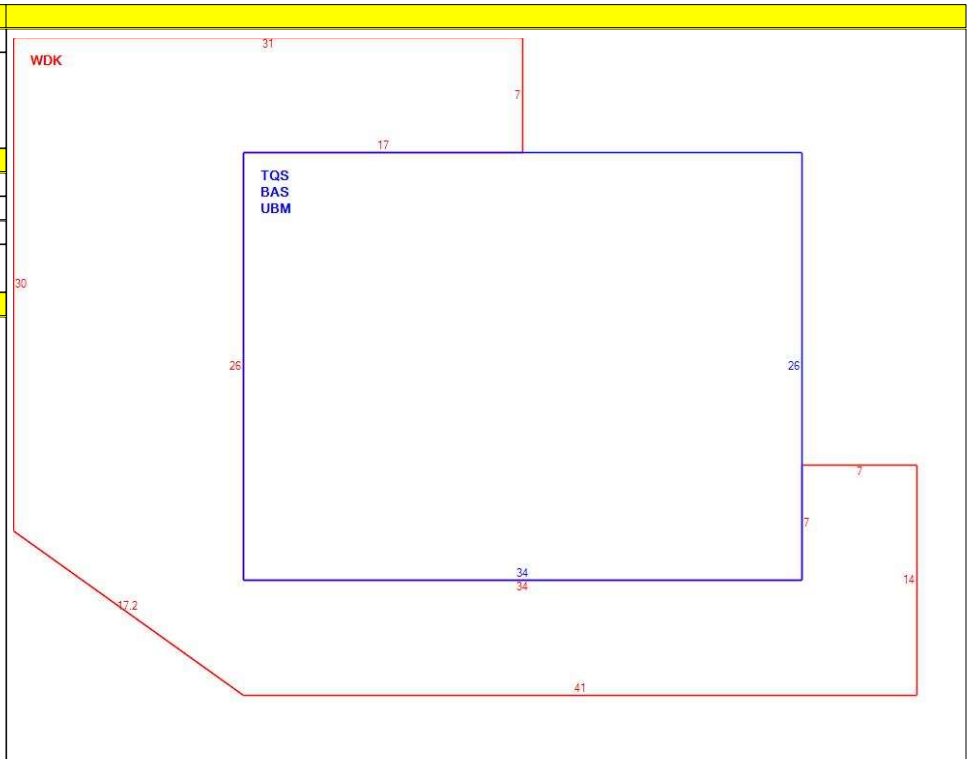


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
PRATT RICHARD K JR			2 Public Water			Description	Code	Appraised	Assessed							
EDGARTOWN MA 02539		SUPPLEMENTAL DATA Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_278165_795515				RESIDENTL	1090	588,600	588,600	VISION						
						RES LND	1090	409,500	409,500							
						Total		998,100	998,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DE ALMEIDA ELIANA MACHADO		0085 0114	10-20-2023	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed			
PRATT RICHARD K JR		0055 0121	02-08-1999	U	I	1	1B	2023	1090	609,900	2022	1090	519,800			
SMITH ARTHUR D TRS		0045 0075	11-03-1992	U	I	1	1		1090	371,500		1090	371,500			
PRATT RICHARD K JR		00035 0053	11-25-1985	Q	V	30,000	00					2021	1090	519,800		
KELLEY STEPHEN		00028 0377	09-14-1981	Q	V	19,000	00						1090	371,600		
						Total		981,400	Total		891,300	Total		891,400		
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)	588,600						
0040									Appraised Xf (B) Value (Bldg)	0						
										Appraised Ob (B) Value (Bldg)	0					
										Appraised Land Value (Bldg)	409,500					
										Special Land Value	0					
										Total Appraised Parcel Value	998,100					
										Valuation Method	C					
										Total Appraised Parcel Value	998,100					
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		
2021-567	02-15-2021	RA	Res Add/Alter	21,150				REPLACE ROOFING	06-06-2022	LS			11	Field Review		
									02-17-2022	EH			01	Cyclical Reinspection		
									05-25-2017	AU			11	Field Review		
									11-10-2011	RK			11	Field Review		
									11-09-2011	RK			11	Field Review		
									07-21-2006	EP			51	Cyclical Reinspection		
									07-28-2000	WP			43	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	1090	MULTI HSES	R60		40,075 SF	9.73	1.00000	4	1.00	0040	1.050			10.22	409,500	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value				409,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	04	Above Ave			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	08	Wood on Sheath			
Roof Structure:	05	Salt Box			
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	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	6				
Bath Style:	02	Average			
Kitchen Style:	03	Luxurious			

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	544,042
Year Built	1985
Effective Year Built	2007
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	462,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



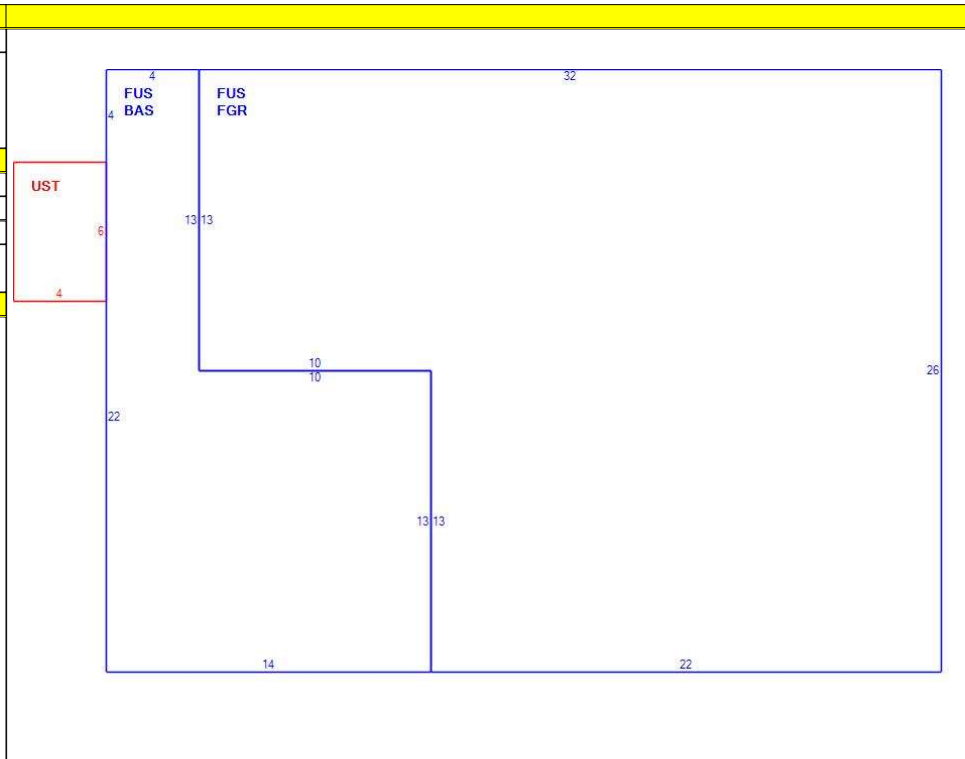
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	884	884	884	296.07	261,721
TQS	Three Quarter Story	663	884	663	222.05	196,291
UBM	Basement, Unfinished	0	884	177	59.28	52,404
WDK	Deck, Wood	0	945	95	29.76	28,126
Ttl Gross Liv / Lease Area		1,547	3,597	1,819		538,542



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
PRATT RICHARD K JR			2 Public Water			Description	Code	Appraised	Assessed							
						RESIDENTL	1090	588,600	588,600	VISION						
						RES LND	1090	409,500	409,500							
SUPPLEMENTAL DATA																
EDGARTOWN MA 02539		Alt Prcl ID	Restriction													
		PLN#/Rec	Hist Distrct													
		Lot#	Other Note													
		Plan Notes	UC-Misc 1													
		Plan Notes	UC-Misc 2													
		Plan Notes														
		GIS ID	M_278165_795515													
			Assoc Pid#													
						Total		998,100	998,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DE ALMEIDA ELIANA MACHADO		0085 0114	10-20-2023	Q	I	1,300,000	00	Year	Code	Assessed	Year	Code	Assessed			
PRATT RICHARD K JR		0055 0121	02-08-1999	U	I	1	1B	2023	1090	609,900	2022	1090	519,800			
SMITH ARTHUR D TRS		0045 0075	11-03-1992	U	I	1	1		1090	371,500		1090	371,500			
PRATT RICHARD K JR		00035 0053	11-25-1985	Q	V	30,000	00									
KELLEY STEPHEN		00028 0377	09-14-1981	Q	V	19,000	00									
						Total		981,400	Total	891,300	Total	891,400				
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							APPRAISED VALUE SUMMARY					
			ASSESSING NEIGHBORHOOD				Appraised Bldg. Value (Card) 588,600									
Nbhd	Nbhd Name	B	Tracing	Batch							Appraised Xf (B) Value (Bldg) 0					
0040											Appraised Ob (B) Value (Bldg) 0					
NOTES												Appraised Land Value (Bldg) 409,500				
												Special Land Value 0				
												Total Appraised Parcel Value 998,100				
												Valuation Method C				
												Total Appraised Parcel Value 998,100				
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	R60		0 SF	57.18	1.00000	4	1.00	0040	1.050			60.04	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.92	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	10	Standard Basic			
Model	01	Residential			
Grade:	03	Average			
Stories:	2	2 Stories			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	08	Wood on Sheath			
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	04	Electric			
Heat Type:	07	Electr Basebrd			
AC Type:	02	Heat Pump			
Total Bedrooms	00				
Total Bthrms:	1				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	3				
Bath Style:	02	Average			
Kitchen Style:	03	Luxurious			
			CONDO DATA		
Parcel Id			C		Owne 0.0
Adjust Type		Code	Description	Factor%	
Condo Flr				B	S
Condo Unit					
COST / MARKET VALUATION					
Building Value New			148,451		
Year Built			1987		
Effective Year Built			2007		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			15		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			85		
Cns Sect Rcnd			126,200		
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
BAS	First Floor	234	234	234	101.54	23,760
FGR	Garage	0	702	281	40.64	28,533
FUS	Upper Story, Finished	936	936	936	101.54	95,041
UST	Utility, Storage, Unfinished	0	24	11	46.54	1,117
Ttl Gross Liv / Lease Area		1,170	1,896	1,462		148,451

