

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OCONNOR JOSEPH C				9 Town Street		Description	Code	Appraised	Assessed	1302
52 ROUND HILL RD				1 Paved		RESIDENTL	1010	2,771,000	2,771,000	
LINCOLN MA 01773		<b>SUPPLEMENTAL DATA</b>				RES LND	1010	608,100	608,100	EDGARTOWN, MA
Alt Prcl ID		Restriction		Hist Distrct						<b>VISION</b>
PLN#/Rec		Other Note		UC-Misc 1						
Lot#		UC-Misc 2								
Plan Notes		Assoc Pid#								
Plan Notes										
Plan Notes										
GIS ID M_281973_791696						Total		3,379,100	3,379,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
OCONNOR JOSEPH C		0054	0227	09-30-1998	Q	I	270,000	00	Year	Code	Assessed	Year	Code	Assessed
STUPAK JAMES J & JANET M & STUPAK JAMES J & JANET M & FITZPATRICK NEAL E JR ETUX		0033	0017	10-14-1992	U	I	1	1A	2023	1010	2,771,000	2022	1010	1,777,700
FITZPATRICK NEAL E JR ETUX		0033	0017	04-20-1990	U	I	1	1J		1010	608,100	2021	1010	603,200
FITZPATRICK NEAL E JR ETUX		0033	0017	01-02-1990	U	I	15,320	1J						
FITZPATRICK NEAL E JR ETUX		00033	0017	11-19-1984	Q	I	138,000	00						
									Total	3,379,100	Total	2,380,900	Total	2,468,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

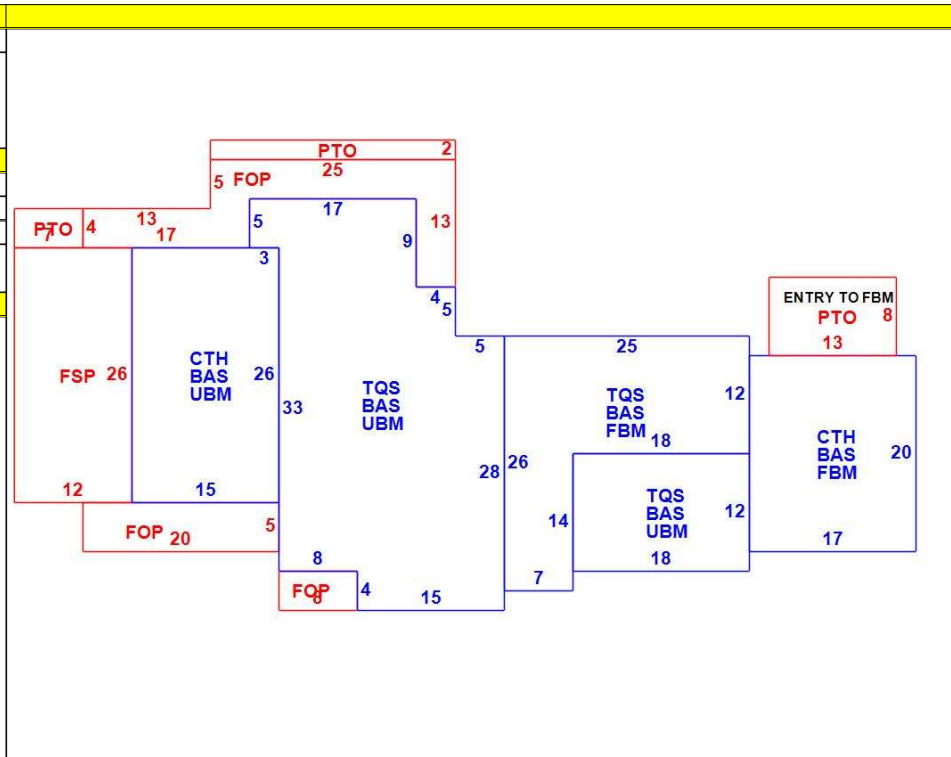
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,697,300
Appraised Xf (B) Value (Bldg)	4,700
Appraised Ob (B) Value (Bldg)	69,000
Appraised Land Value (Bldg)	608,100
Special Land Value	0
Total Appraised Parcel Value	3,379,100
Valuation Method	C
Total Appraised Parcel Value	3,379,100

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
2021-936	07-07-2021	RN	Res New Cons	13,000				BLD 10X12 SHED	06-14-2022	EH			01	Cyclical Reinspection
605-2019	12-12-2019	CO				0		FINISH BASEMENT	05-20-2022	LS			11	Field Review
484-2019	12-12-2019	CO				0		POOL HOUSE	08-04-2020	EP			01	Cyclical Reinspection
113-2011	12-12-2019	CO				0		SHINGLE ROOF	09-18-2019	EP			00	Measur+Listed
2019-605	04-09-2019	RA	Res Add/Alter	40,000		0		FINISH BASEMENT	05-22-2017	PH			11	Field Review
2019-133	09-18-2018	RA	Res Add/Alter	1,025,000		0		RENOVATE SFR	06-19-2014	SER			11	Field Review
586-2018	06-01-2018	CO	CO ISSUED			0		SWMMING POOL	11-14-2011	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	0050	1.950		27.07	589,500
1	1010	SINGL FAM M-0	R20		0.280	AC	34,000.00	1.00000	0	1.00	0050	1.950		66,300	18,600
Total Card Land Units					0.78	AC	Parcel Total Land Area					0.78	Total Land Value		608,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	06	Good			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2	15	Quarry Tile			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	4				
Total Half Baths	0				
Total Xtra Fixtrs	2				
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:	02	Modern			
			<b>CONDO DATA</b>		
Parcel Id			C	Owne 0.0	
Adjust Type				B	S
Condo Flr					
Condo Unit					
			<b>COST / MARKET VALUATION</b>		
Building Value New			2,494,223		
Year Built			1984		
Effective Year Built			2018		
Depreciation Code			R		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnd			2,419,400		
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
FPL3	FPL MSNRY 2	B	1	4000.00	2006		97		0.00	3,900
ODP	OUTDOOR PL	L	1	700.00	2011		100		0.00	700
FPO	EXTRA FPLO	B	1	800.00			97		0.00	800
SHD2	W/LIGHTS ET	L	120	18.00			100		0.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,187	2,187	2,187	602.24	1,317,095
CTH	Cath Cing	0	730	37	30.52	22,283
FBM	Basement, Finished	0	738	332	270.93	199,943
FOP	Porch, Open, Finished	0	340	68	120.45	40,952
FSP	Porch, Screen, Finished	0	312	78	150.56	46,975
PTO	Patio	0	182	18	59.56	10,840
TQS	Three Quarter Story	1,093	1,457	1,093	451.78	658,246
UBM	Basement, Unfinished	0	1,449	290	120.53	174,649
Ttl Gross Liv / Lease Area		3,280	7,395	4,103		2,470,983



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD		LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
OCONNOR JOSEPH C				9	Town Street		Description	Code	Appraised	Assessed			<b>VISION</b>				
52 ROUND HILL RD				1	Paved		RESIDENTL	1010	2,771,000	2,771,000							
LINCOLN MA 01773		<b>SUPPLEMENTAL DATA</b>				RES LND	1010	608,100	608,100								
Alt Prcl ID		Restriction		Hist Distrct		Other Note		UC-Misc 1		UC-Misc 2							
PLN#/Rec		Assoc Pid#															
Lot#																	
Plan Notes																	
Plan Notes																	
Plan Notes																	
GIS ID		M_281973_791696						Total		3,379,100		3,379,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OCONNOR JOSEPH C		0054	0227	09-30-1998	Q	I	270,000	00	Year	Code	Assessed	Year	Code	Assessed			
STUPAK JAMES J & JANET M & STUPAK JAMES J & JANET M & FITZPATRICK NEAL E JR ETUX		0033	0017	10-14-1992	U	I	1	1A	2023	1010	2,771,000	2022	1010	1,777,700			
FITZPATRICK NEAL E JR ETUX		0033	0017	04-20-1990	U	I	1	1J		1010	608,100		1010	603,200			
FITZPATRICK NEAL E JR ETUX		0033	0017	01-02-1990	U	I	15,320	1J									
FITZPATRICK NEAL E JR ETUX		00033	0017	11-19-1984	Q	I	138,000	00									
		Total								3,379,100		Total		2,380,900			
												Total		2,468,400			
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													
0050																	
NOTES																	
POOL BLDG													Appraised Bldg. Value (Card)			2,697,300	
													Appraised Xf (B) Value (Bldg)			4,700	
													Appraised Ob (B) Value (Bldg)			69,000	
													Appraised Land Value (Bldg)			608,100	
													Special Land Value			0	
													Total Appraised Parcel Value			3,379,100	
													Valuation Method			C	
													Total Appraised Parcel Value			3,379,100	
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	1010	SINGL FAM M-0			SF		0.00000		1.00		1.000				0		
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.78	Total Land Value			0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	11	Ceram Clay Til			
Interior Flr 2					
Heat Fuel	01	Coal or Wood			
Heat Type:	01	None			
AC Type:	01	None			
Total Bedrooms					
Total Bthrms:					
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
Kitchen Style:					

CONDO DATA			
Parcel Id	C	Owne	0.0
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
Building Value New			277,854
Year Built			2018
Effective Year Built			2021
Depreciation Code			A
Remodel Rating			
Year Remodeled			0
Depreciation %			
Functional Obsol			
External Obsol			
Trend Factor			1
Condition			
Condition %			
Percent Good			100
Cns Sect Rcnd			277,900
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
ODS	OUTDOOR S	L	1	700.00	2018		100		0.00	700
SPL3	INGR GUNITE	L	595	100.00	2018		100		0.00	59,500
SPA1	SPA INGR W	L	1	4000.00	2018		100		0.00	4,000
PAT1	PATIO-AVG	L	425	4.50	2018		100		0.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	260	260	260	941.28	244,733
FST	Utility, Finished	0	40	20	470.64	18,826
UOP	Porch, Open, Unfinished	0	45	5	104.59	4,706
WDK	Deck, Wood	0	72	7	91.51	6,589
Ttl Gross Liv / Lease Area		260	417	292		274,854

