

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
DONALD BRUCE W TRS SNOWY RIVER-MV NOMINEE TRUST 54 OXFORD ST WINCHESTER MA 01890			2 Public Water	9 Town Street 1 Paved		Description	Code	Appraised	Assessed							
						RESIDENTL	1090	3,654,500	3,654,500	VISION						
						RES LND	1090	856,000	856,000							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282516_791730			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#													
						Total		4,510,500	4,510,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DONALD BRUCE W TRS		1332 0010	10-16-2013	U	I	2,350,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RANKOW NORMAN N & TUCKER EDWARD S & AGER		1136 0423	11-20-2007	U	I	652,500	1	2023	1090	3,457,500	2022	1090	2,199,500	2021	1090	2,435,700
GAZAILLE HERMAN DAVID ETAL		0628 0860	03-14-1994	Q	I	140,000	00		1090	864,000		1090	855,400		1090	751,600
GAZAILLE ARTHUR		0625 0165	01-19-1994	U	I		1A									
		00212 0535	05-01-1948				0									
						Total		4,321,500	Total		3,054,900	Total		3,187,300		
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																
LAND KATAMA RD CF 300 HOUSE MOVED TO REAR OF LOT-SPG '08 1 BEDROOM + DEN NEW SFR INFRONT																
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		
2016-213	10-28-2015	RA	Res Add/Alter	3,000		0		9 X 12 PERGOLA GH	05-23-2022	LS			11	Field Review		
2016-105	09-17-2015	RA	Res Add/Alter	7,500		0		SCREEN IN AN EXISTING PO	05-22-2017	PH			11	Field Review		
2014-214	12-04-2013	RN	Res New Cons					POOL 16 X 32	06-17-2016	EP			01	Cyclical Reinspection		
2014-163	10-31-2013	RA	Res Add/Alter					FIN BAS	09-03-2015	EP			01	Cyclical Reinspection		
60-2011	12-28-2010	CO	CO ISSUED					SFR/GHS ALTER	06-18-2014	SER			11	Field Review		
11-2009	12-28-2010	CO	CO ISSUED					NEW SFR	05-13-2014	EP			01	Cyclical Reinspection		
2011-60	09-23-2010	RA	Res Add/Alter					ALTS TO GH	12-16-2013	EP			01	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	R20		21,780 SF	14.57	1.00000	5	1.00	0060	2.600				37.88	825,100
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.85	Total Land Value				825,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	06	Cust Wd Panel			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	01	1 Bedroom			
Total Bthrms:	1				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:	0				
Bath Style:					
Kitchen Style:					

CONDO DATA				
Parcel Id		C	Owne	0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

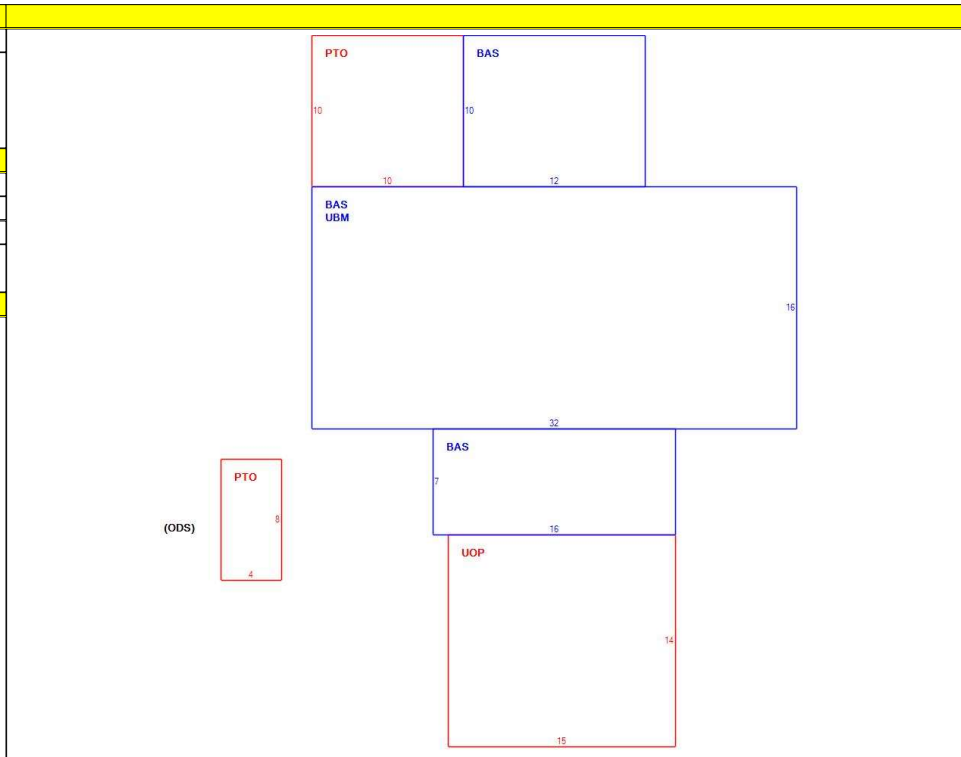
COST / MARKET VALUATION	
Building Value New	454,546
Year Built	1950
Effective Year Built	2017
Depreciation Code	R
Remodel Rating	
Year Remodeled	2010
Depreciation %	5
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	431,800
Dep % Ovr	
Dep Ovr Comment	
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
FLU2	BRICK	B	1	700.00	2011		95		0.00	700
ODS	OUTDOOR S	L	1	700.00	2008		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	744	744	744	513.12	381,761
PTO	Patio	0	132	13	50.53	6,671
UBM	Basement, Unfinished	0	512	102	102.22	52,338
UOP	Porch, Open, Unfinished	0	210	21	51.31	10,776

Ttl Gross Liv / Lease Area		744	1,598	880		451,546
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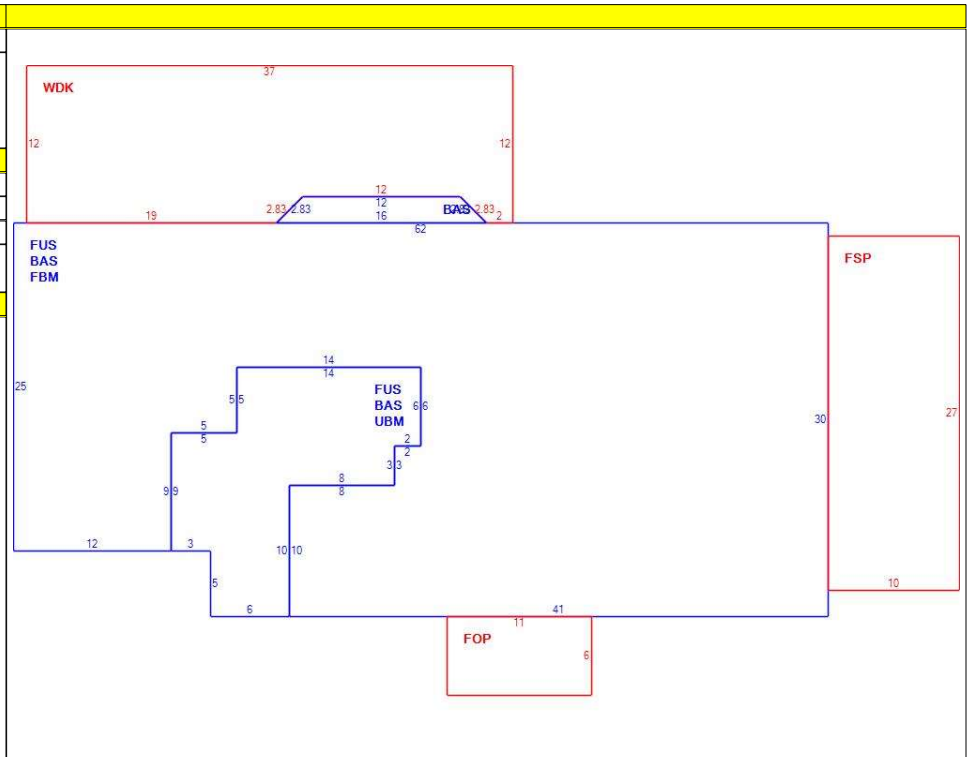


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
DONALD BRUCE W TRS SNOWY RIVER-MV NOMINEE TRUST 54 OXFORD ST WINCHESTER MA 01890		2	Public Water	9 1	Town Street Paved	Description	Code	Appraised	Assessed			VISION				
						RESIDENTL RES LND	1090 1090	3,654,500 856,000	3,654,500 856,000							
SUPPLEMENTAL DATA																
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes GIS ID M_282516_791730			Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#			Total		4,510,500	4,510,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DONALD BRUCE W TRS		1332 0010	10-16-2013	U	I	2,350,000	1	Year	Code	Assessed	Year	Code	Assessed			
RANKOW NORMAN N & TUCKER EDWARD S & AGER		1136 0423 0628 0860	11-20-2007 03-14-1994	U Q	I I	652,500 140,000	1 00	2023	1090 1090	3,457,500 864,000	2022	1090 1090	2,199,500 855,400			
GAZAILLE HERMAN DAVID ETAL GAZAILLE ARTHUR		0625 0165 00212 0535	01-19-1994 05-01-1948	U U	I I	1 0	1A	Total		4,321,500	Total		3,054,900			
		Total						Total		4,321,500	Total		3,187,300			
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																
NEW SFR -																
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	R20		0.350 AC	34,000.00	1.00000	0	1.00	0060	2.600			88,400	30,900	
Total Card Land Units					0.35 AC	Parcel Total Land Area					0.85	Total Land Value				30,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	07	Good +10			
Stories:	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure:	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2	06	Cust Wd Panel			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:					
Kitchen Style:					

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	3,312,535
Year Built	2008
Effective Year Built	2017
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnd	3,146,900
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	2	4000.00	2011		95		0.00	7,600
FGR2	GAR 1ST-GO	L	240	35.00	2010		100		0.00	8,400
FPO	EXTRA FPL O	B	1	800.00	2011		95		0.00	800
SPL3	INGR GUNITE	L	512	100.00	2013		100		0.00	51,200
SPA1	SPA INGR W	L	1	4000.00	2013		100		0.00	4,000
PAT2	PATIO-GOOD	L	336	7.00	2014		100		0.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,813	1,813	1,813	736.56	1,335,383
FBM	Basement, Finished	0	1,570	707	331.69	520,748
FOP	Porch, Open, Finished	0	66	13	145.08	9,575
FSP	Porch, Screen, Finished	0	270	68	185.50	50,086
FUS	Upper Story, Finished	1,785	1,785	1,785	736.56	1,314,760
UBM	Basement, Unfinished	0	215	43	147.31	31,672
WDK	Deck, Wood	0	416	42	74.36	30,936
Ttl Gross Liv / Lease Area		3,598	6,135	4,471		3,293,160

