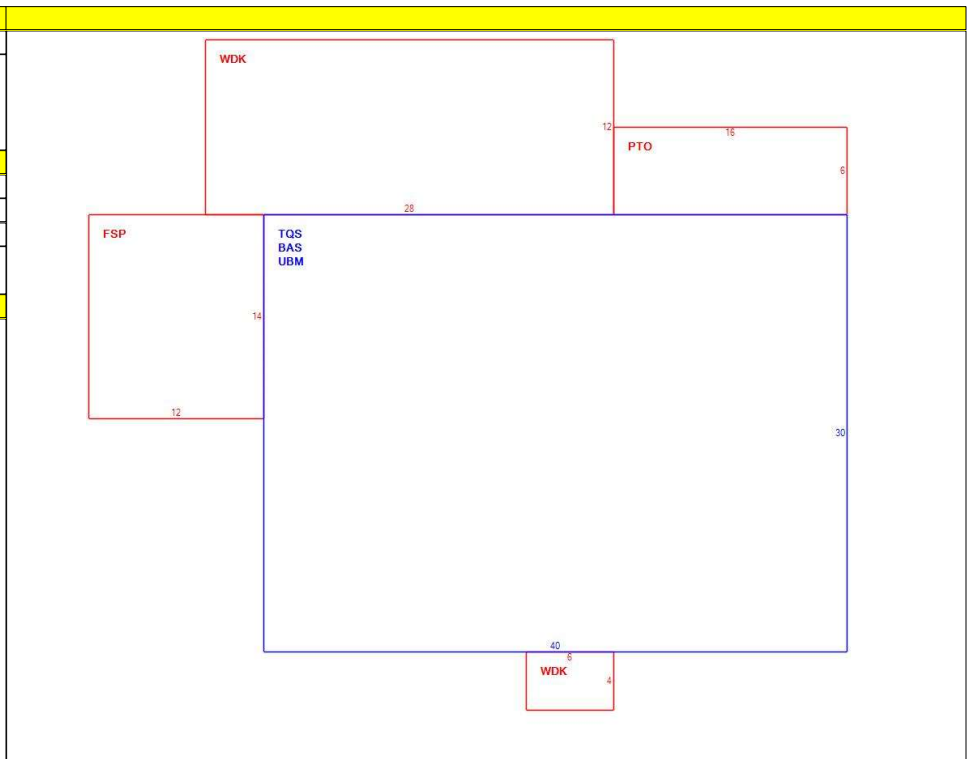


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						1302 EDGARTOWN, MA				
RODAN REALTY LLC						Description	Code	Appraised	Assessed							
23 OTIS HILL RD						RESIDENTL	1010	889,900	889,900							
HINGHAM MA 02043						RES LND	1010	1,111,900	1,111,900							
SUPPLEMENTAL DATA												VISION				
Alt Prcl ID		Restriction														
PLN#/Rec LC4237A (?42374A)		Hist District														
Lot# 2		Other Note														
Plan Notes CF 510 MORGAN		UC-Misc 1														
Plan Notes 2		UC-Misc 2														
Plan Notes																
GIS ID M_281748_791420		Assoc Pid#														
						Total		2,001,800	2,001,800							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RODAN REALTY LLC		0074 0193	04-16-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MANNINO MARILYN J--TRS		0061 0027	03-14-2003	U	I	1	1A	2023	1010	838,100	2022	1010	527,500	2021	1010	488,600
MANNINO MARILYN J		0046 0279	03-07-2003	U	V	1	1A		1010	1,120,300		1010	1,120,300		1010	980,800
GRUMER LAWRENCE C & MARILYN		0046 0279	11-30-1993	U	V	1	1A									
GRUMER LAWRENCE C TRS		0044 0245	06-24-1992	U	V	77,000	1J									
						Total		1,958,400	Total	1,647,800	Total	1,469,400				
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)						885,600					
0060					Appraised Xf (B) Value (Bldg)						3,600					
					Appraised Ob (B) Value (Bldg)						700					
					Appraised Land Value (Bldg)						1,111,900					
					Special Land Value						0					
					Total Appraised Parcel Value						2,001,800					
					Valuation Method						C					
					Total Appraised Parcel Value						2,001,800					
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		
2016-129	09-22-2015	RA	Res Add/Alter	24,776		0		MIN ALTS ROOFING,SIDING,	05-20-2022	LS			11	Field Review		
									05-23-2017	PH			11	Field Review		
									07-11-2016	EP			01	Cyclical Reinspection		
									06-19-2014	SER			11	Field Review		
									05-07-2014	EP			01	Cyclical Reinspection		
									11-16-2011	DM			11	Field Review		
									10-14-2003	CR			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	1010	SINGL FAM M-0	R60		65,547 SF	6.52	1.00000	5	1.00	0060	2.600			16.96	1,111,900	
Total Card Land Units					1.50	AC	Parcel Total Land Area					1.50	Total Land Value			1,111,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	05	Average +20			
Stories:	1.75	1 3/4 Stories			
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	12	Hardwood			
Interior Flr 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms:	2				
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	Owne	0.0
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		983,979			
Year Built		1993			
Effective Year Built		2012			
Depreciation Code		G			
Remodel Rating					
Year Remodeled					
Depreciation %		10			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		90			
Cns Sect Rcnd		885,600			
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
FPL	MTL-WD C/PI	B	2	2000.00	2006		90		0.00	3,600
ODP	OUTDOOR PL	L	1	700.00	2010		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	402.79	483,350
FSP	Porch, Screen, Finished	0	168	42	100.70	16,917
PTO	Patio	0	96	10	41.96	4,028
TQS	Three Quarter Story	900	1,200	900	302.09	362,513
UBM	Basement, Unfinished	0	1,200	240	80.56	96,670
WDK	Deck, Wood	0	360	36	40.28	14,501
Ttl Gross Liv / Lease Area		2,100	4,224	2,428		977,979

