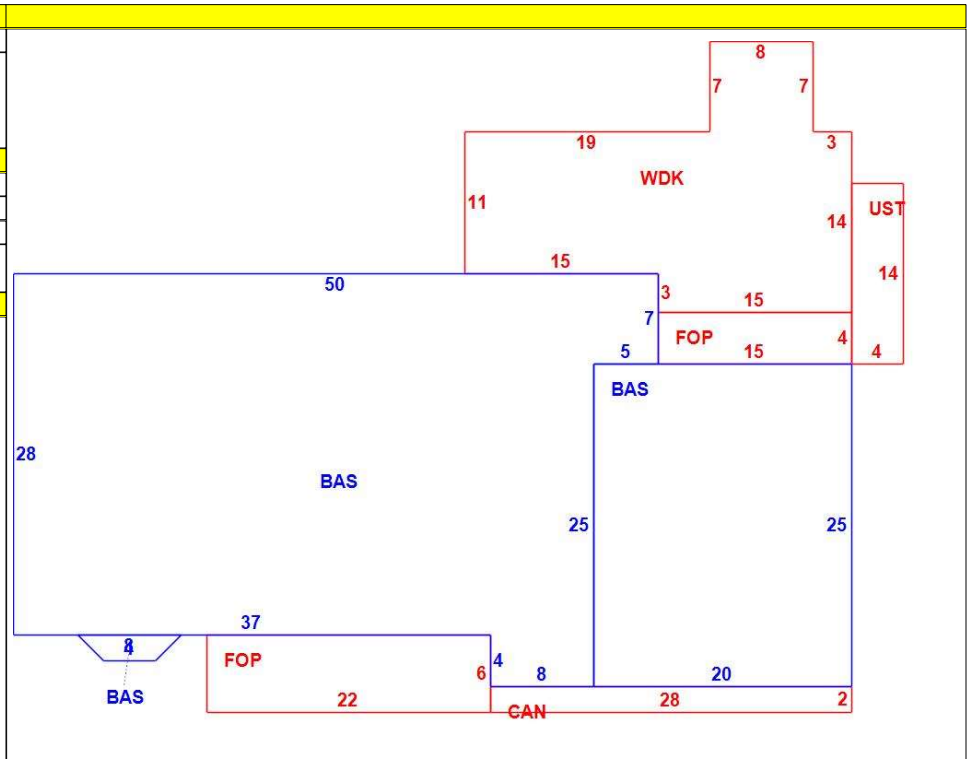


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					1302 EDGARTOWN, MA							
2 PRADAS WAY LLC			2 Public Water			Description	Code	Appraised	Assessed	VISION								
12 ERICSSON ST SUITE 202 DORCHESTER MA 02122		SUPPLEMENTAL DATA				RESIDENTL	1010	707,100	707,100									
Alt Prcl ID PLN#/Rec LC 26131B Lot# 22 Plan Notes Plan Notes Plan Notes GIS ID M_281902_791717		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2 Assoc Pid#		RES LND	1010	740,700	740,700	Total					1,447,800	1,447,800				
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
2 PRADAS WAY LLC			83 55	09-30-2021	Q	I	1,655,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DRAKE RONALD R & ONDRICK THEODORE J			0071 0115	09-02-2011	U	I	365,000	1	2023	1010	707,100	2022	1010	310,100	2021	1010	339,300	
ONDRICK CAROLYN A A & B CUSTOM BLDRS INC			0031 0169	09-09-1983	U	I	1	1A		1010	740,700		1010	695,300		1010	604,700	
			0020 0470	02-10-1975			0		Total		1,447,800	Total		1,005,400	Total		944,000	
			0020 3560	11-04-1974			45,000		Total		1,447,800	Total		1,005,400	Total		944,000	
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										
Nbhd			Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)					704,100	
0050												Appraised Xf (B) Value (Bldg)					2,300	
												Appraised Ob (B) Value (Bldg)					700	
												Appraised Land Value (Bldg)					740,700	
												Special Land Value					0	
												Total Appraised Parcel Value					1,447,800	
												Valuation Method					C	
												Total Appraised Parcel Value					1,447,800	
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				
2022-364	12-16-2021	RA	Res Add/Alter	15,000				RENO ROOF	06-06-2022	LS			11	Field Review				
2012-182	12-15-2011	RA	Res Add/Alter					REMODEL KITCHEN SHINGL	05-17-2022	SF			11	Field Review				
									09-22-2021	EH			01	Cyclical Reinspection				
									05-22-2017	PH			11	Field Review				
									06-19-2014	SER			11	Field Review				
									04-26-2012	EP			11	Field Review				
									02-22-2012	EP			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	0053	2.450					34.01	740,700	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value					740,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	07	Standard Plus			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1	1 Story			
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	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	03	3 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	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New		938,777			
Year Built		1972			
Effective Year Built		1996			
Depreciation Code		A			
Remodel Rating					
Year Remodeled					
Depreciation %		25			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition					
Condition %					
Percent Good		75			
Cns Sect Rcnd		704,100			
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
FPL1	FPL MSNRY 1	B	1	3000.00	1991		75		0.00	2,300
ODS	OUTDOOR S	L	1	700.00			100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,839	1,839	1,839	476.88	876,982
CAN	Canopy	0	56	11	93.67	5,246
FOP	Porch, Open, Finished	0	192	38	94.38	18,121
UST	Utility, Storage, Unfinished	0	56	25	212.89	11,922
WDK	Deck, Wood	0	431	43	47.58	20,506
Ttl Gross Liv / Lease Area		1,839	2,574	1,956		932,777

