

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
RICHARDSON EMILY			2 Public Water			Description	Code	Appraised	Assessed	1302 EDGARTOWN, MA
PO BOX 651						RESIDENTL	1040	1,169,300	1,169,300	
WINCHESTER MA 01890		SUPPLEMENTAL DATA				RES LND	1040	740,700	740,700	VISION
Alt Prcl ID PLN#/Rec Lot# Plan Notes Plan Notes Plan Notes		Restriction Hist Distrct Other Note UC-Misc 1 UC-Misc 2				Total		1,910,000	1,910,000	
GIS ID M_281398_792103		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
RICHARDSON EMILY		00431	0829	07-19-1985	Q	I	149,900	00	Year	Code	Assessed	Year	Code	Assessed
PINEO ROBERT V		00364	0190	02-13-1979			14,900		2023	1040	1,169,300	2022	1040	869,100
VICKERS HENRY G TRS		00310	0252	06-01-1973			0			1040	740,700	2021	1040	695,300
		Total						Total		1,910,000		Total		1,564,400
								Total		1,473,800				

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
SCHS				

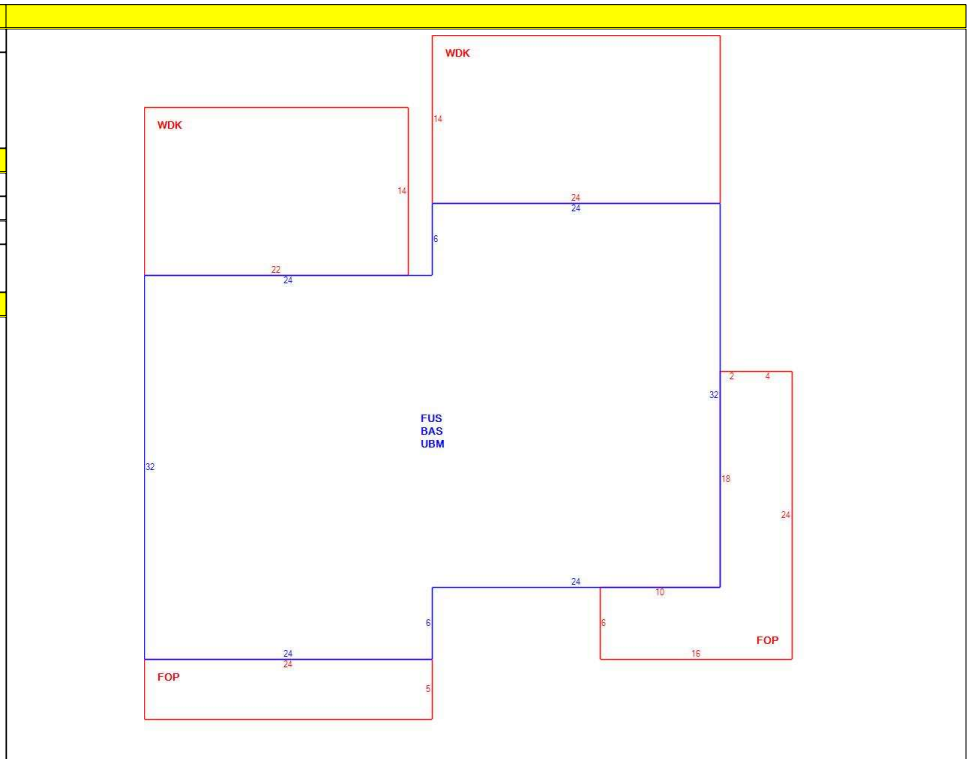
NOTES			
2-FAM LOT 28 EDG EST CF 80 2 HLF BTHS XFIX(1)			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,169,300		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	740,700		
Special Land Value	0		
Total Appraised Parcel Value	1,910,000		
Valuation Method	C		
Total Appraised Parcel Value	1,910,000		

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
305-2010	11-04-2011	CO	CO ISSUED					NEW TWO FAMILY	10-31-2022	EH		6	01	Cyclical Reinspection
304-2010	11-04-2011	CO	CO ISSUED					TWO FAMILY NEW	06-06-2022	LS			11	Field Review
2010-305A	06-30-2010	RN	Res New Cons					DEMO & REBUILD A 2 FAMIL	05-22-2017	PH			11	Field Review
2010-305	06-30-2010	RN	Res New Cons					REBUILD A 2 FAMILY	06-23-2014	SER			11	Field Review
2010-304A	06-30-2010	DE	Demolish					DEMO	04-28-2012	EP			11	Field Review
									11-15-2011	DM			11	Field Review
									03-08-2011	EP			00	Measur+Listed

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	1040	TWO FAMILY	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:	03	Colonial			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	2	2 Stories			
Occupancy	2				
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					
Heat Fuel	03	Gas			
Heat Type:	04	Forced Air-Duc			
AC Type:	03	Central			
Total Bedrooms	06	6 Bedrooms			
Total Bthrms:	3				
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	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
COST / MARKET VALUATION					
Building Value New			1,205,422		
Year Built			2010		
Effective Year Built			2018		
Depreciation Code			G		
Remodel Rating					
Year Remodeled					
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnld			1,169,300		
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	1,536	1,536	1,536	340.20	522,547	
FOP	Porch, Open, Finished	0	324	65	68.25	22,113	
FUS	Upper Story, Finished	1,536	1,536	1,536	340.20	522,547	
UBM	Basement, Unfinished	0	1,536	307	68.00	104,441	
WDK	Deck, Wood	0	644	64	33.81	21,773	
Ttl Gross Liv / Lease Area		3,072	5,576	3,508		1,193,421	

