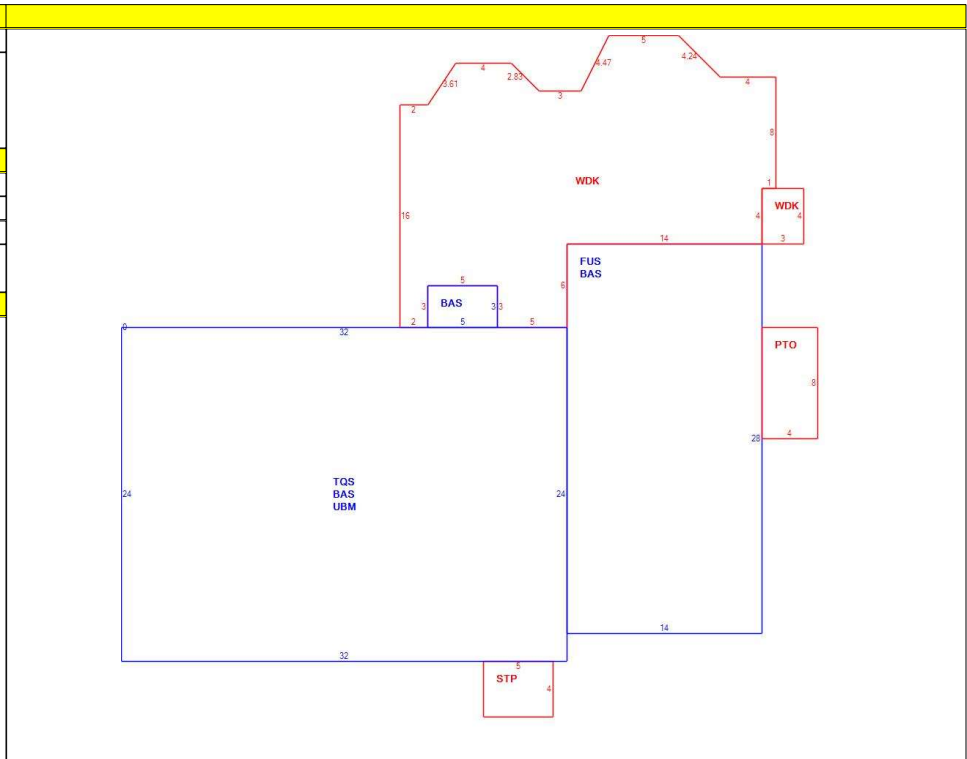


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
PERRITANO JUDITH A & ABBANAT PAUL F 5 SAWMILL BROOK RD		2	Public Water			Description	Code	Appraised	Assessed							
WINCHESTER MA 01890						RESIDENTL	1010	928,800	928,800	VISION						
GIS ID M_281689_792202						RES LND	1010	888,500	888,500							
SUPPLEMENTAL DATA						Total		1,817,300	1,817,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ABBANAT PAUL F--TRS		1666 0446	10-17-2023	U	I	171,500	1A	Year	Code	Assessed	Year	Code	Assessed			
PERRITANO JUDITH A & PETKUS JOHN A & ELIZABETH A		0713 0629	11-18-1997	Q	I	1	1A	2023	1010	874,600	2022	1010	549,300			
PETKUS JOHN A & ELIZABETH A		0676 0361	05-07-1996	U	I	1	1A		1010	740,700		1010	695,300			
PETKUS JOHN A		0637 0107	07-07-1994	U	I	1	1A	Total		1,615,300	Total		1,244,600			
		00432 0542	07-31-1985	Q	I	130,000	00	Total		1,113,400	Total		1,113,400			
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					APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name	B	Tracing		Batch		Appraised Bldg. Value (Card)					927,400			
SCHS								Appraised Xf (B) Value (Bldg)					0			
								Appraised Ob (B) Value (Bldg)					1,400			
								Appraised Land Value (Bldg)					888,500			
								Special Land Value					0			
								Total Appraised Parcel Value					1,817,300			
								Valuation Method					C			
								Total Appraised Parcel Value					1,817,300			
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		
202-12	07-13-2012	CO	CO ISSUED					SFR ALTERATION	05-20-2022	LS			11	Field Review		
2012-202	01-06-2012	RA	Res Add/Alter					RENOVATION AND ADDITIO	05-22-2017	PH			11	Field Review		
									11-18-2016	JR	02		01	Cyclical Reinspection		
									06-19-2014	SER			11	Field Review		
									08-01-2013	EP			01	Cyclical Reinspection		
									11-15-2011	DM			11	Field Review		
									08-29-2011	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	1010	SINGL FAM M-0	R20		21,780 SF	14.57	1.00000	5	1.00	0075	2.800			40.8	888,500	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			888,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Grade:	05	Ave/Good			
Stories:	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 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			956,068		
Year Built			1984		
Effective Year Built			2019		
Depreciation Code			R		
Remodel Rating					
Year Remodeled			2012		
Depreciation %			3		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			97		
Cns Sect Rcnd			927,400		
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
ODS	OUTDOOR S	L	2	700.00			100		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,175	1,175	1,175	405.49	476,453
FUS	Upper Story, Finished	392	392	392	405.49	158,953
PTO	Patio	0	32	3	38.01	1,216
STP	Stoop	0	20	2	40.55	811
TQS	Three Quarter Story	576	768	576	304.12	233,563
UBM	Basement, Unfinished	0	768	154	81.31	62,446
WDK	Deck, Wood	0	407	41	40.85	16,625
Ttl Gross Liv / Lease Area		2,143	3,562	2,343		950,067

