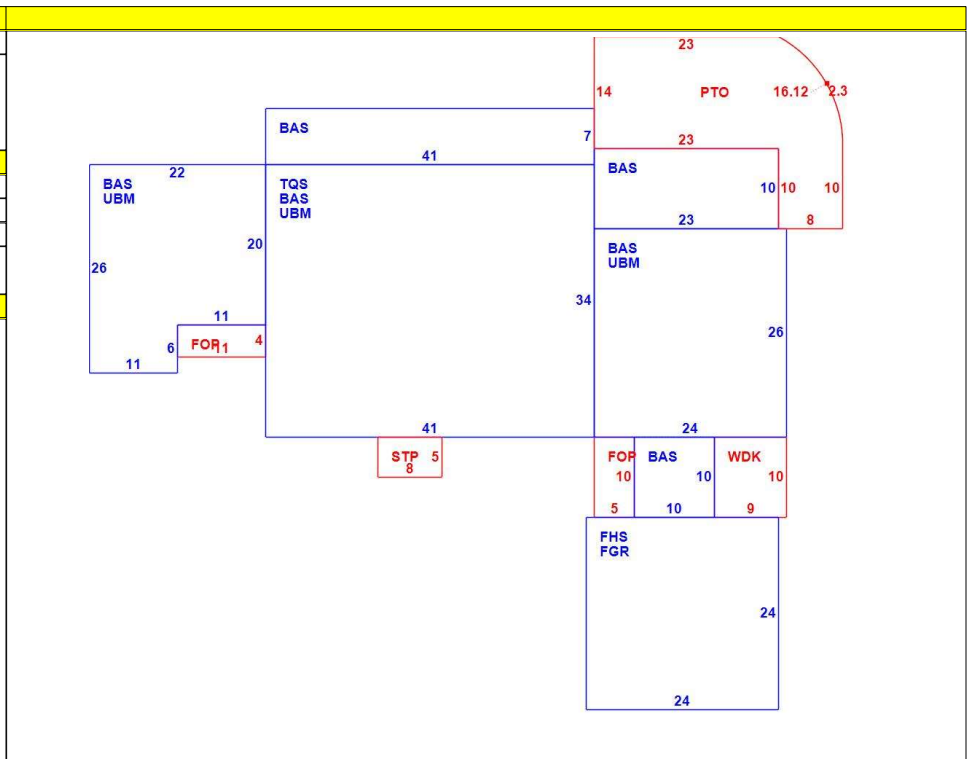


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1302 EDGARTOWN, MA						
MENDOZA ELIAS MENDOZA CHIZU H 259 ROWAYTON AVE			2 Public Water			Description	Code	Appraised	Assessed							
						RESIDENTL	1010	3,563,800	3,563,800	VISION						
						RES LND	1010	2,008,300	2,008,300							
SUPPLEMENTAL DATA																
ROWAYTON CT 06853		Alt Prcl ID	Restriction													
		PLN#/Rec	CF287	Hist District												
		Lot#	8	Other Note												
		Plan Notes	REF 15/152 2/16/07	UC-Misc 1												
		Plan Notes	L2 TO ABUTTER	UC-Misc 2												
		Plan Notes														
		GIS ID	M_282861_792209	Assoc Pid#												
						Total		5,572,100	5,572,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MENDOZA ELIAS		1549 522	11-02-2020	Q	I	4,200,000	00	Year	Code	Assessed	Year	Code	Assessed			
42 WITCHWOOD LLC		1502 49	07-26-2019	U	I	10	1A	2023	1010	3,563,800	2022	1010	2,257,700			
MALT R BRADFORD--TRS		1469 0394	06-11-2018	Q	I	2,895,000	00		1010	2,008,300	2021	1010	1,921,368			
COLLINS FREDERICK P & SCHWARTZ CHARLES A		0533 0195	12-27-1989	Q	V	375,000	00									
		0465 0734	01-12-1987	Q	V	1	00									
						Total		5,572,100	Total		4,179,068	Total	2,940,990			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0060																
NOTES																
USE OF PIER BEACH ETC FULL REAR DORMER																
2007 SALE OF 3195SF TO ABUTTER																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result		
2022-436	01-10-2022	RA	Res Add/Alter	15,000				ADD PERGOLA	05-20-2022	LS			11	Field Review		
2022-152	09-30-2021	RA	Res Add/Alter	100,000				Interior Reno	05-03-2022	EH			01	Cyclical Reinspection		
2021-367	12-10-2020	RA	Res Add/Alter	75,000				RENO BATHS	04-26-2021	EP			01	Cyclical Reinspection		
2019-30	07-31-2018	RA	Res Add/Alter	30,000		0		SHING, DCK, DOOR, RETILE	09-12-2019	EP			01	Cyclical Reinspection		
158	01-01-2003	AD	Addition		01-09-2004	100	01-01-2004	NEW WINDOW ETC BUT NO	05-22-2017	PH			11	Field Review		
									04-28-2017	EP			01	Cyclical Reinspection		
									06-18-2014	SER			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	R60		65,340 SF	6.23	1.00000	6	1.00	0060	2.750		L15	25.71	1,680,100	
1	1010	SINGL FAM M-0	R60		2.340 AC	34,000.00	1.00000	0	1.00	0060	2.750		L15	140,250	328,200	
Total Card Land Units					3.84 AC	Parcel Total Land Area					3.84	Total Land Value				2,008,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	06	Custom			
Model	01	Residential			
Grade:	08	Excellent			
Stories:	1.75				
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	11	Ceram Clay Til			
Heat Fuel	02	Oil			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3				
Total Half Baths	1				
Total Xtra Fixtrs					
Total Rooms:					
Bath Style:	03	Modern			
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		3,594,509			
Year Built		1990			
Effective Year Built		2018			
Depreciation Code		R			
Remodel Rating					
Year Remodeled					
Depreciation %		3			
Functional Obsol		0			
External Obsol		0			
Trend Factor		1			
Condition		UC			
Condition %		97			
Percent Good		97			
Cns Sect Rcnd		3,486,700			
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	2006		97		0.00	7,800
SPL3	INGR GUNITE	L	850	100.00	1992		75		0.00	63,800
PAT2	PATIO-GOOD	L	450	7.00	1992		100		0.00	3,200
WHL	WHIRLPOOL (B	48	35.00	2006		97		0.00	1,600
ODS	OUTDOOR S	L	1	700.00	2016		100		0.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,141	3,141	3,141	675.59	2,122,036
FGR	Garage	0	576	230	269.77	155,386
FHS	Half Story, Finished	288	576	288	337.80	194,571
FOP	Porch, Open, Finished	0	94	19	136.56	12,836
PTO	Patio	0	483	48	67.14	32,428
STP	Stoop	0	40	4	67.56	2,702
TQS	Three Quarter Story	1,046	1,394	1,046	506.94	706,670
UBM	Basement, Unfinished	0	2,524	505	135.17	341,174
WDK	Deck, Wood	0	90	9	67.56	6,080
Ttl Gross Liv / Lease Area		4,475	8,918	5,290		3,573,883

